

RECORDED JULY 25, 1984 BK 287 PG 64 NO. 907461 MARGARET LEWIS, COUNTY CLERK

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT:

RICHARD K. HOWELL, d/b/a HOWELL CONSTRUCTION, Grantor, of Sheridan County, Wyoming, does hereby grant and convey unto PAUL SCOTT EDWARDS and ERIN M. EDWARDS, husband and wife, Grantees, a non-exclusive easement for a right-of-way across and including all of the following described land, to-wit:

Beginning at a point on the northerly boundary of the Hillcrest Drive Right-of-Way being the corner between said Lot 25 and Lot 26, thence N55°19'E, 40.22 feet along the line common to said lots 25 and 26, thence S48°14'43"W, 40.61 feet to a point on said Hillcrest Drive Right-of-Way, thence 5 feet along the arc of a curve to the left, subtending a central angle of 1°49'50" and a radius of 156.5 feet to the point of beginning.

The easement herein granted is given for the purpose of ingress and egress and it is agreed and understood that it is not to be construed as an easement given to the exclusion of the Grantor, his heirs and assigns or to others later granted a similar right.

The Grantees herein shall bear full responsibility for the use and enjoyment of the above described property and shall hold the Grantor harmless from any claim of damages to person or premises resulting from the use or occupancy thereof by the Grantees their successors, heirs and assigns or invitees.

The Grantees, their successors, heirs and assigns covenant with the Grantor, his successors, heirs and assigns, to at all times maintain and make necessary repairs, at Grantee's own expense, to the above described property. It is further agreed that the Grantees herein may, at their expense, place upon the surface of the above-described property such material as will make the surface conducive to vehicular traffic.

To have and to hold the said easement unto the Grantees and their successors and assigns forever. This easement shall be binding upon and inure to the benefit and detriment of the heirs, successors and assigns of the parties hereto and shall constitute an encumbrance running with the land.

The Grantor hereby waives and releases all rights under and

by virtue of the homestead exemption laws of the State of Wyoming insofar as affected by this conveyance.

Executed this 25th day of July, 1984.
Grantor

Richard K. Howell
Richard K. Howell
d/b/a Howell Construction

Grantees

Paul Scott Edwards
Paul Scott Edwards

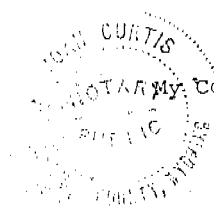
Erin M. Edwards
Erin M. Edwards

State of Wyoming)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by RICHARD K. HOWELL, PAUL SCOTT EDWARDS and ERIN M. EDWARDS, this 25th day of July, 1984.

Witness my hand and official seal.

Joan Curtis
Notary Public



Commission Expires: December 10, 1984