

EASEMENT 326

Agreement made on the date appearing below by Erle J. Simpson, a married man, dealing in his sole and separate property, of Sheridan County, Wyoming, hereinafter referred to as "Simpson" and Daniel D. Burnett and Melinda M. Burnett, husband and wife, tenants by the entireties, of Sheridan County, Wyoming, hereinafter referred to as "Burnetts".

WHEREAS:

1. Burnetts own certain real property described as:

Township 53 North, Range 83 West, 6th P.M.
Sheridan County, Wyoming

Section 18: A parcel of land in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ more particularly described as:

Beginning at a point, said point being N. 33°23'06" W., 1,335.22 feet from the East quarter corner of said Section 18; thence N. 70°15'43" E., 364.62 feet to a point; thence S. 25°04'44" W., 384.18 feet to a point; thence N. 86°40'26" W., 283.02 feet to a point; thence N. 02°34'33" W., 128.39 feet to a point; thence N. 53°24'38" E., 134.45 feet to the point of beginning, containing 2.00 acres, more or less.

2. Simpson owns the remaining portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming.
3. Burnetts have used an existing road for access, ingress and egress to and from their real property by agreement with Simpson.
4. Simpson and Burnetts desire to reduce their understanding to written agreement.

WHEREFORE, in consideration of \$10.00 and other good and valuable consideration, it is agreed:

1.

That Simpson shall and does hereby grant to Burnetts a perpetual non-exclusive easement for access, ingress and egress to and from the Burnetts' real property, above described, as follows:

An access easement located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 53 North, Range 83 West, of the 6th P.M., Sheridan County, Wyoming, being 20 feet each side of a centerline, said centerline being described as follows:

Beginning at a point on the West right-of-way line of the Lobbin and Hine County road, said point located N 01°43'32" W, 924.64 feet from the East quarter corner of said section 18; thence N 88°55'41" W, 116.65 feet; thence, S81°39'01"W, 365.15 feet; thence N34°20'14"W, 59.37 feet to a point on the east line of a 2 acre tract.

2.

Simpson and Burnett shall share the costs of operating, maintaining and repairing the roadway within the easement according to their use thereof.

3.

This agreement shall inure to the benefit of and by binding upon the parties' heirs, administrators, assigns, trustees and representatives.

DATED this 18 day of February, 1995.

Erle J. Simpson
Erle J. Simpson

Daniel D. Burnett
Daniel D. Burnett

Melinda M. Burnett
Melinda M. Burnett

STATE OF WYOMING)
County of Sheridan) ss.

The foregoing instrument was acknowledged before me this 18th day of February, 1995, by Erle J. Simpson.

WITNESS MY HAND AND OFFICIAL SEAL.

Virginia J. Reindahl
Notary Public

My Commission Expires:

June 14, 1995



STATE OF WYOMING)
) ss.
 County of Sheridan)



The foregoing instrument was acknowledged before me this February day of 1995, by Daniel D. Burnett.

WITNESS MY HAND AND OFFICIAL SEAL.

Virginia J. Reindahl
 Notary Public

My Commission Expires:

June 14, 1995

STATE OF WYOMING)
) ss.
 County of Sheridan)



The foregoing instrument was acknowledged before me this February day of 1995, by Melinda M. Burnett.

WITNESS MY HAND AND OFFICIAL SEAL.

Virginia J. Reindahl
 Notary Public

My Commission Expires:

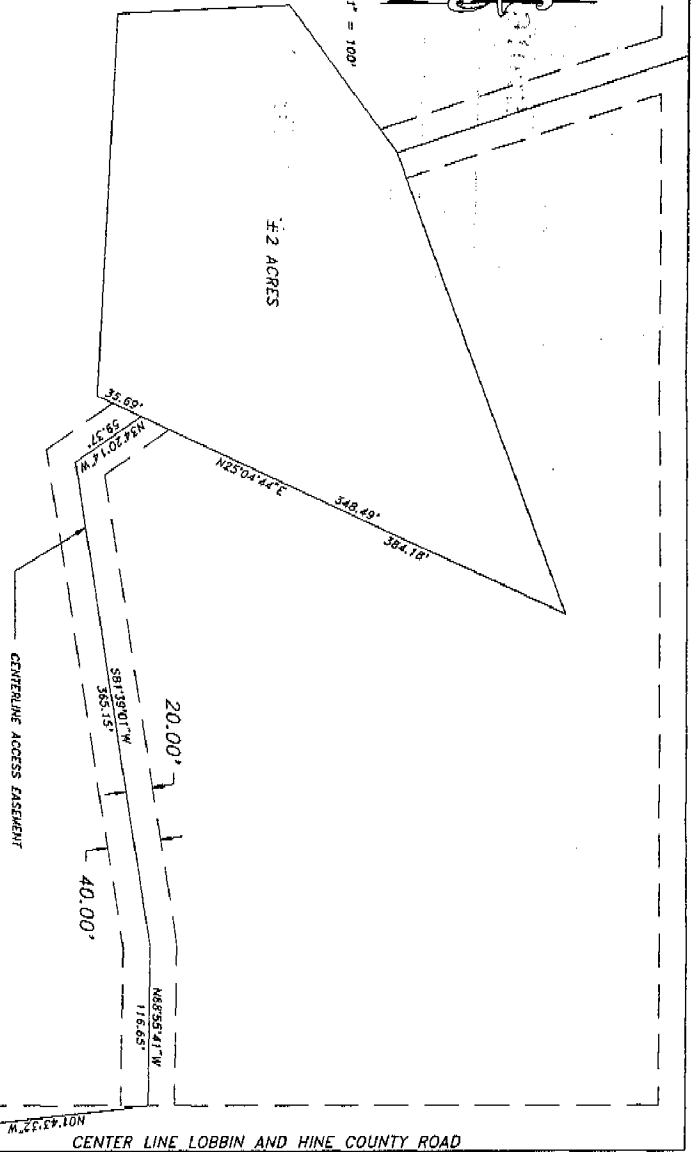
June 14, 1995

LEGAL DESCRIPTION

AN ACCESS EASEMENT LOCATED IN THE SE1/4NE1/4 OF SECTION 18, T.53N., R.83W., OF THE 6TH P.M. SHERIDAN COUNTY, WYOMING, BEING 20 FEET EACH SIDE OF A CENTERLINE, SAID CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE LOBBIN AND HINE COUNTY ROAD, SAID POINT LOCATED N.01°43'32"W., 924.64 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 18; THENCE N.88°55'41"W., 116.65 FEET; THENCE S.81°39'01"W., 365.15 FEET; THENCE N.34°20'14"W., 59.37 FEET TO A POINT ON THE EAST LINE OF A 2 ACRE TRACT.

SCALE: 1" = 100'



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JSW FEBRUARY 6, 1995 95-108

MAP OF LANDS

LOCATED IN
SE1/4NE1/4 OF SECTION 18
T.53N., R.83W., OF THE 6TH P.M.
SHERIDAN COUNTY, WYOMING

EAST 1/4 CORNER SECTION 18