

## ACCESS AND UTILITY EASEMENT

WHEREAS, Arnold B. Tschirgi and Loretta J. Tschirgi, husband and wife, "Grantors" of Sheridan County, State of Wyoming, are the owners of certain property situate in Sheridan County, Wyoming, more particularly described as:

Township 57 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming

Section 8: S1/2SE1/4, NW1/4SE1/4, NE1/4SW1/4

Section 17: NE1/4NE1/4

WHEREAS, Bill Hofer, a single person, is the owner of the real property described as:

Township 57 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming

Section 7: SE1/4NE1/4, NE1/4SE1/4

Section 8: SW1/4NW1/4, NW1/4SW1/4

WHEREAS, Grantors desire to convey to Grantee a perpetual easement for access and utilities to serve the tract described as:

Township 57 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming

Section 7: SE1/4NE1/4, NE1/4SE1/4

Section 8: SW1/4NW1/4, NW1/4SW1/4

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors grant, bargain, sell, convey and warrant to the Grantee, an easement over and across the land described as:

Township 57 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming

Section 8: S1/2SE1/4, NW1/4SE1/4, NE1/4SW1/4

Section 17: NE1/4NE1/4

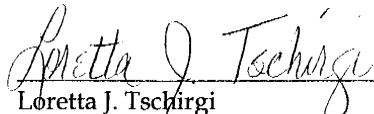
for the purpose of public ingress and egress and for the purpose of installing and maintaining underground utility lines and constructing, maintaining and repairing a roadway within said easement, reserving unto the Grantors, their heirs and assigns, the full and complete right to use such easement and all installations and improvements thereon, which said easement is more particularly described on Exhibit "A" hereof.

THE UNDERSIGNED hereby relinquish, release and waive all rights or homestead interest under and by virtue of the homestead exemption laws of the State of

Wyoming to the extent necessary to permit Grantee the free enjoyment of the rights herein conferred and to place, construct, operate, repair, maintain, relocate and replace thereon, appropriate roadway and utility service lines and equipment as are necessary to the rights of public ingress and egress herein granted and for the operation of such utilities as are placed within or brought to the said access and utility easement.

IN WITNESS WHEREOF, the undersigned have set their hands this 22<sup>nd</sup> day of June, 2006.


  
\_\_\_\_\_  
Arnold B. Tschirgi

  
\_\_\_\_\_  
Loretta J. Tschirgi

State of Wyoming )  
                                  )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me by Arnold B. Tschirgi and Loretta J. Tschirgi, this 22<sup>nd</sup> day of June, 2006.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires Oct 23, 2008

### Exhibit "A"

A thirty (30.00) feet wide tract of land for purposes of ingress and egress located within the South Half of the Southeast Quarter ( $S\frac{1}{2}SE\frac{1}{4}$ ) and the Northwest Quarter of the Southeast Quarter ( $NW\frac{1}{4}SE\frac{1}{4}$ ) and the Northeast Quarter of the Southwest Quarter ( $NE\frac{1}{4}SW\frac{1}{4}$ ), all of Section 8, and within the Northeast Quarter of the Northeast Quarter ( $NE\frac{1}{4}NE\frac{1}{4}$ ) of Section 17, Township 57 North, Range 85 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being 15.00 feet on each side of the following described centerline:

Beginning at a point on the west line of the  $NE\frac{1}{4}SW\frac{1}{4}$  of said Section 8, said point being located  $S\ 76^{\circ}26'30"E$ , 1369.88 feet from the West One-Quarter ( $W\frac{1}{4}$ ) Corner of said Section 8; thence  $S\ 60^{\circ}27'58"E$ , 133.09 feet; thence  $S\ 49^{\circ}04'47"E$ , 557.68 feet; thence  $S\ 67^{\circ}18'29"E$ , 147.38 feet; thence  $S\ 82^{\circ}01'49"E$ , 299.85 feet; thence  $S\ 50^{\circ}06'24"E$ , 247.39 feet; thence  $S\ 48^{\circ}18'47"E$ , 381.98 feet; thence  $S\ 53^{\circ}26'03"E$ , 340.84 feet; thence  $S\ 42^{\circ}49'58"E$ , 203.74 feet to a point 15.00 feet northeasterly of an existing fence line; thence along a line offset from said fence line 15.00 feet to the northeasterly  $S\ 55^{\circ}40'13"E$ , 1862.26 feet; thence  $S\ 61^{\circ}30'24"E$ , 667 feet (+/-) to a point on the westerly right of way of Sheridan County Road No. 97 (Early Creek Road), extending or shortening the side lines of said easement to intersect said westerly right of way and the west line of the  $NE\frac{1}{4}SW\frac{1}{4}$  of said Section 8.