

RECORDED MAY 7, 1987 BK 310 PG 545 NO. 983160 RONALD L. DAILEY, COUNTY CLERK  
RECORDED JANUARY 30, 1987 BK 308 PG 320 NO. 976256 RONALD L. DAILEY, COUNTY CLERK

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Claude Marion Reed and Joyce Annette Reed, husband and wife, Grantors, have and by these presents do hereby grant and convey unto Landon's Greenhouse and Nursery, Inc., its successors and assigns, Grantee, an easement and right-of-way across the Grantors' property, said easement and right-of-way being more particularly described as follows:

A 40 foot wide access easement lying in Tract 65 of the Brundage Place Addition to the City of Sheridan, Sheridan County, Wyoming, lying 20 feet on either side of the following described centerline:

Beginning at a point on the Easterly right-of-way of U. S. Highway 87, said point lying S53°19'07"W, 282.43 feet from the Northeast corner of said Tract 65, Thence S70°00'41"E, 30.00 feet to a point; Thence through a curve to the left having a radius of 25 feet, a delta of 90°00'00", and a length of 39.27 feet, N64°59'19"E, 35.36 feet to a point; Thence N19°59'19"E, 27.34 feet to a point on the South line of Lot 1 of the proposed Scotchman Subdivision, said point being S48°36'14"W, 209.19 feet from the said Northeast corner of Tract 65.

For the right to use said easement and right-of-way as a means of ingress and egress, for themselves and the general public.

It is expressly understood by the Grantors that this easement and right-of-way shall run with the land and shall be binding on and inure to the benefit of the Grantee, its successors or assigns.

IN WITNESS WHEREOF, the undersigned have set their hands to

the agreement this 30th day of January, 1987.

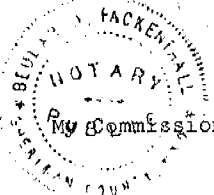
Claude Marion Reed  
Claude Marion Reed

Joyce Annette Reed  
Joyce Annette Reed

STATE OF WYOMING     )  
                              ) ss.  
County of Sheridan    )

The foregoing instrument was acknowledged before me by  
Claude Marion Reed and Joyce Annette Reed, this 30th day  
of January, 1987.

Witness my hand and official seal.



Benjamin D. Fackenthal  
Notary Public

My Commission Expires: Dec 13, 1990