

RECORDED OCTOBER 29, 1999 BK 410 PG 20 NO 331908 AUDREY KOLTISKA, COUNTY CLERK

UTILITY LINE EASEMENT

THIS AGREEMENT made and entered into this 27th day of October, 1999, by and between PILCH/VLAHOS, L.L.C., a Wyoming Limited Liability Company, of Sheridan County, State of Wyoming, to which reference is made hereinafter as GRANTOR, and LANDON'S GREENHOUSE & NURSERY, INC., a Wyoming Corporation, of Sheridan County, and State of Wyoming, to which reference is made hereinafter as GRANTEE.

W I T N E S S E T H, that:

WHEREAS, PILCH/VLAHOS, L.L.C., a Wyoming Limited Liability Company, is the owner of the following described real property, situate in the County of Sheridan, State of Wyoming, to-wit:

Lot 2, College Meadow Development, a subdivision in Sheridan County, Wyoming, recorded November 12, 1997 in Drawer C, Plat #49.

WHEREAS, the Grantee LANDON'S GREENHOUSE & NURSERY, INC., a Wyoming Corporation, is the owner of the following described real property, situate in the County of Sheridan, State of Wyoming, to-wit:

Lot 1, College Meadow Development, a Subdivision in Sheridan County, Wyoming, as recorded November 12, 1997 in Drawer C, Plat #49.

WHEREAS, the Grantee desires an easement to permit Grantee, its heirs, successors in interest and assignees to install, and maintain utility lines for lands owned by Grantee as described above, reference to which may be made herein as "Utility Line Easement;"

NOW THEREFORE, in consideration of the above and foregoing, and in further consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency whereof is hereby acknowledged, Grantor does hereby grant unto the Grantee and to its heirs, successors in interest, and assigns, an easement to install, and maintain a utility line for lands owned by Grantee as described above. Said utility line easement is located in Sheridan County, and State of Wyoming, to-wit:

A 20-foot wide tract of land for purposes of installing and maintaining utility lines located with Lot 2 of College Meadow Development, City of Sheridan, Wyoming, being 10.00 feet on each side of the following described centerline:

Beginning at a point on the easterly line of said Lot 2, being the intersection of said easterly line with a line offset 10.00 feet to the north of the south line of said Lot 2; thence along said offset line S 89°52'42"W, 191.81 feet; thence North, 325.65 feet to the northerly line of said Lot 2.

lengthening or shortening the side lines of the easement to intersect the boundary lines of said Lot 2, said tract containing 10,348 square feet, more or less.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 27th day of October, 1999.

PILCH/VLAHOS, L.L.C.,
A Wyoming Limited Liability Company

By:

Michael L. Pilch
Michael L. Pilch, General Manager

Ted P. Vlahos
Ted P. Vlahos, Manager

LANDON'S GREENHOUSE & NURSERY, INC.
a Wyoming corporation

By:

Wayne I. Gray
Wayne I. Gray, President

(SEAL)

ATTEST:

Secretary-Treasurer

STATE OF WYOMING)

: SS

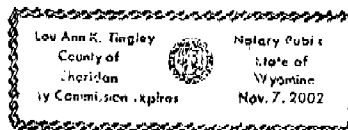
COUNTY OF SHERIDAN)

On this 27th day of October, 1999, personally appeared before me, Low Ann K. Tingley, a Notary Public within and for the aforesaid County and State, Michael J. Pilch, being known to me to be the said Michael J. Pilch, and after being duly sworn upon oath, did acknowledge that he was the General Manager of PILCH/VLAHOS, L.L.C., a Wyoming Limited Liability Company that is described in the within instrument. He did further acknowledge that the within instrument was signed by himself on behalf of said limited liability company, and that the same is the free act and deed of said limited liability company.

WITNESS my hand and official seal.

Low Ann K. Tingley
NOTARY PUBLIC

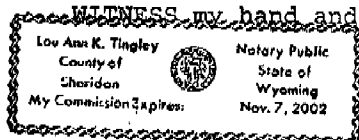
My Commission Expires: November 7, 2002



STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

On this 27th day of October, 1999, personally appeared before me, Lou Ann K. Tingley, a Notary Public within and for the aforesaid County and State, Ted P. Vlahos, being known to me to be the said Ted P. Vlahos, and after being duly sworn upon oath, did acknowledge that he was the Manager of PILCH/VLAHOS, L.L.C., a Wyoming Limited Liability Company that is described in the within instrument. He did further acknowledge that the within instrument was signed by himself on behalf of said limited liability company, and that the same is the free act and deed of said limited liability company.

WITNESS my hand and official seal.

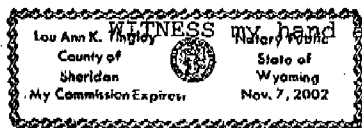


Lou Ann K. Tingley
NOTARY PUBLIC

My Commission Expires: November 7, 2002

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

On this 29th day of October, 1999, personally appeared before me, Lou Ann K. Tingley, a Notary Public within and for the aforesaid County and State, Wayne I. Gray, being known to me to be the said Wayne I. Gray, and after being duly sworn upon oath, did acknowledge that he was the President of LANDON'S GREENHOUSE & NURSERY, INC., a Wyoming corporation, that the same was signed on behalf of said corporation by the authority of the board of directors, or trustees thereof, and that the same is the free act and deed of said corporation.



Lou Ann K. Tingley
NOTARY PUBLIC

My Commission Expires: November 7, 2002