

**ACCESS EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that **SHERIDAN COUNTY, WYOMING**, by and through the Board of County Commissioners, hereinafter referred to as "Grantor", does hereby convey and grant unto **CHRISTOPHER BROWN and ELIZABETH BROWN**, Husband and Wife, as tenants by the entirety, of Sheridan, Wyoming, hereinafter referred to as "Grantees", a perpetual easement for ingress, egress and utilities, 40 feet in width, said easement being more particularly described as follows:

A strip of land 40 feet wide situated adjacent to the Westerly Section Line of Section 14, T56N, R85W of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, being 20 feet on each side of a centerline being more particularly described as follows:

**BEGINNING** at a point on the said westerly section line, said point being S00° 13'00"E, 20.00 feet from the West Quarter Corner of said Section 14;

Thence along said centerline N89°47'00"E, 20.00 feet to a point;

Thence N00°13'00"W, 328.76 feet to the **POINT OF BEGINNING**, said point being on the Southerly Right-Of-Way Line of Sheridan County Road #3-98 (Keystone Road).

Lengthening or shortening the side lines to intersect the property lines.

Said easement contains 0.32 acres more or less.

Basis of Bearings: Westerly Section Line of Section 14 being N00°13'00"W.

The access easement is also described and shown on Exhibit "A", attached hereto.

This easement shall be appurtenant to and run with lands owned by the Grantees in Section 14, Township 56 North, Range 85 West, Sheridan County, Wyoming, that are served by the subject easement.

Provided, however, it is understood and agreed between the Grantor and the Grantee that this easement is and shall be subject to the restrictive terms and conditions of that certain Patent granted by the United States of America to Sheridan County, Wyoming, on or about March 20, 1985, being Patent No. 49-85-0016, recorded April 2, 1985, in Book 292 of Deeds, page 391, records of Sheridan County, Wyoming, and the Grantees, and their successors and assigns are hereby placed on notice of the restrictive terms and conditions, and possibility of reverter, contained in such Patent.

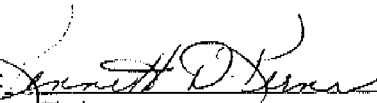
Accordingly, Grantor makes no warranty of title, express or implied by this grant of Access Easement.

**TO HAVE AND TO HOLD** the within and foregoing described Access Easement unto the Grantees, their heirs, successors and assigns, according to the terms and conditions thereof.


**DATED** this 3rd day of November, 1998.

**GRANTOR:**

**BOARD OF SHERIDAN COUNTY  
COMMISSIONERS**

By:   
Chairman

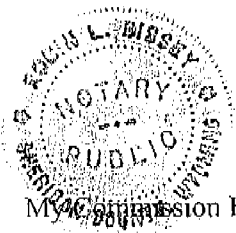
**ATTEST:**

  
Member

STATE OF WYOMING       )  
                                      : ss.  
COUNTY OF SHERIDAN    )

The foregoing Access Easement was acknowledged before me this 1st day of December, 1998, by Kenneth D. Kerns, the Chairman of the **BOARD OF COUNTY COMMISSIONERS** of Sheridan County, Wyoming, who acknowledged before me that he executed the within and foregoing instrument as the free act and deed of the **BOARD OF COUNTY COMMISSIONERS** of Sheridan County, Wyoming, and as authorized by law for the uses and purposes therein set forth.

WITNESS my hand and official seal.

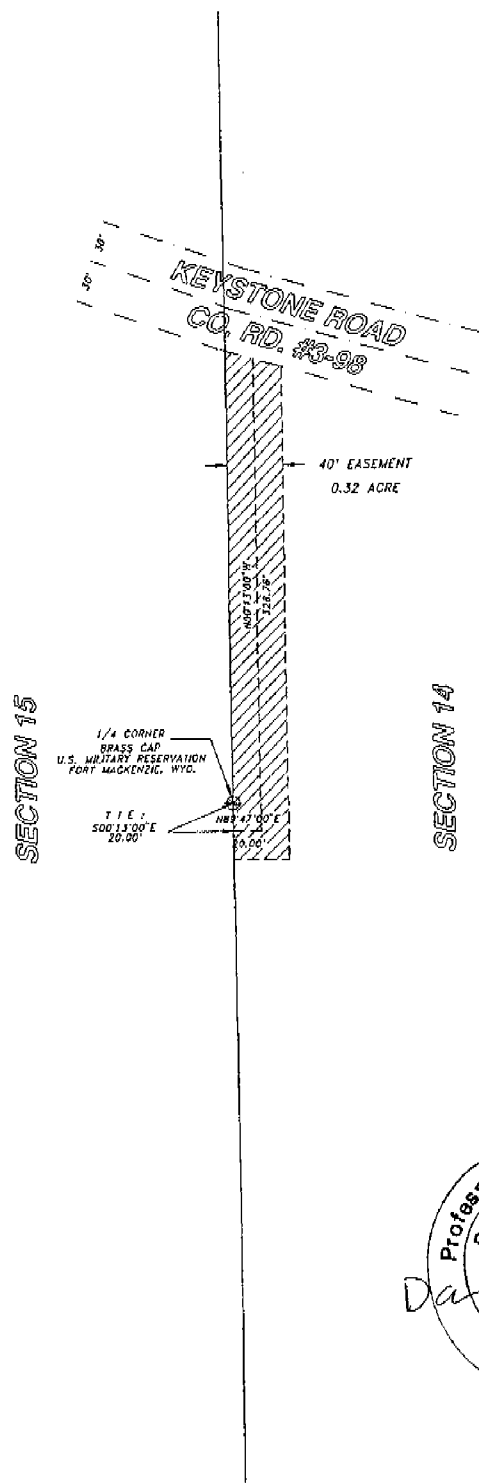


Robin L Budday  
Notary Public

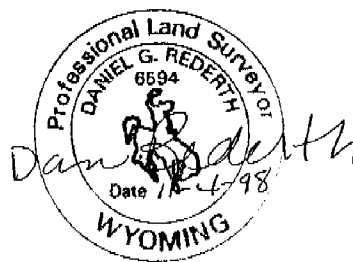
My Commission Expires: Dec 22, 2000

# EXHIBIT A 606

SHOWING 40 FOOT ACCESS EASEMENT  
LOCATED ADJACENT TO THE WESTERLY SECTION LINE  
OF SECTION 14, T56N, R85W OF THE 6TH P.M.,  
SHERIDAN COUNTY, WYOMING



SCALE: 1" = 100'



**MENTOOCK-WILEY CONSULTANTS**  
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JOB No. 98338

DGR

MAY 21, 1998