

JOINT ACCESS EASEMENT

Patricia Hoover, Trustee of the Restated Hoover Family Trust dated June 28, 2016, as the record owner of real property described herein ("Grantor"), who, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the Grantor does hereby grant a non-exclusive access easement over and across that route more particularly described as a Fifteen Foot (15') wide easement route described on **Exhibit A** and illustrated on **Exhibit "B"**, both attached hereto and incorporated herein, (herein the "Easement Route").

Grant of Reciprocal Easement For Benefit of Adjacent Lands. Grantor, as the record owner of the property addressed as 19 North Piney Road and as 21 North Piney Road, grants this easement over and across said Easement Route to and for the mutual and reciprocal benefit of the other parcel, respectively, as shown on Exhibit B, for each portion thereof and together with all improvements thereon and portions thereof (herein the "Benefitted Parcels"), for the owners, guests and invitees of said 19 North Piney Road and 21 North Piney Road.

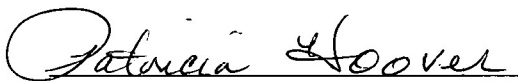
Intent and Purpose of Easement. The Easement Route lies along the common lot boundary of 19 North Piney Road and 21 North Piney Road, and has historically been used by the owner of each parcel for access to and from each property. Grantor's intent and purpose in granting this Easement is to provide, of record, the non-exclusive, reciprocal and private right of ingress and egress, and the right to repair, replace and maintain utilities, across the Easement Route to and for the benefit of 19 North Piney Road and 21 North Piney Road.

Neither Grantor nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this Easement. The owner of each parcel shall repair any damage done to the driveway in the Easement Route caused by them. Further, the owner of each parcel shall share equally in the maintenance and repair, and snow removal, of the Easement Route to keep it in as reasonably close to the condition it is as of the time this easement is granted.

This Easement shall run with the land, and this Easement shall not merge from common ownership of the benefitted and burdened property.

So long as Patricia Hoover, Trustee, owns one or both Benefitted Parcels, she shall make all decisions concerning the road within the Easement Area. Should any future owner of either Benefitted Parcel fail to repair, maintain, pay any bills, or otherwise be in disagreement with the decisions of Grantor, concerning the road, Grantor has the absolute right to prohibit their use until resolved. Should such disagreement continue, Grantor reserves the right terminate this easement, as to the other party and their use of the road, reserving the easement for Grantor's sole benefit and allowing her full and exclusive use of the Easement Route and the road therein.

IN WITNESS WHEREOF, this instrument is made effective as of January 2, 2024.


Patricia Hoover, Trustee

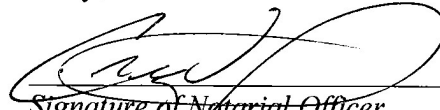


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FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Patricia Hoover, Trustee of the Restated Hoover Family Trust dated June 28, 2016 on the 2nd day of January, 2024.

WITNESS my hand and official seal.



Signature of Notarial Officer

My commission expires: 10/29/29

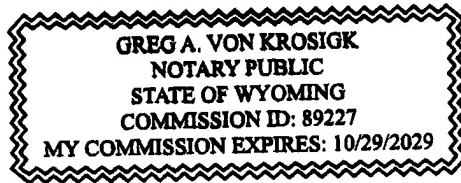




Exhibit "A"

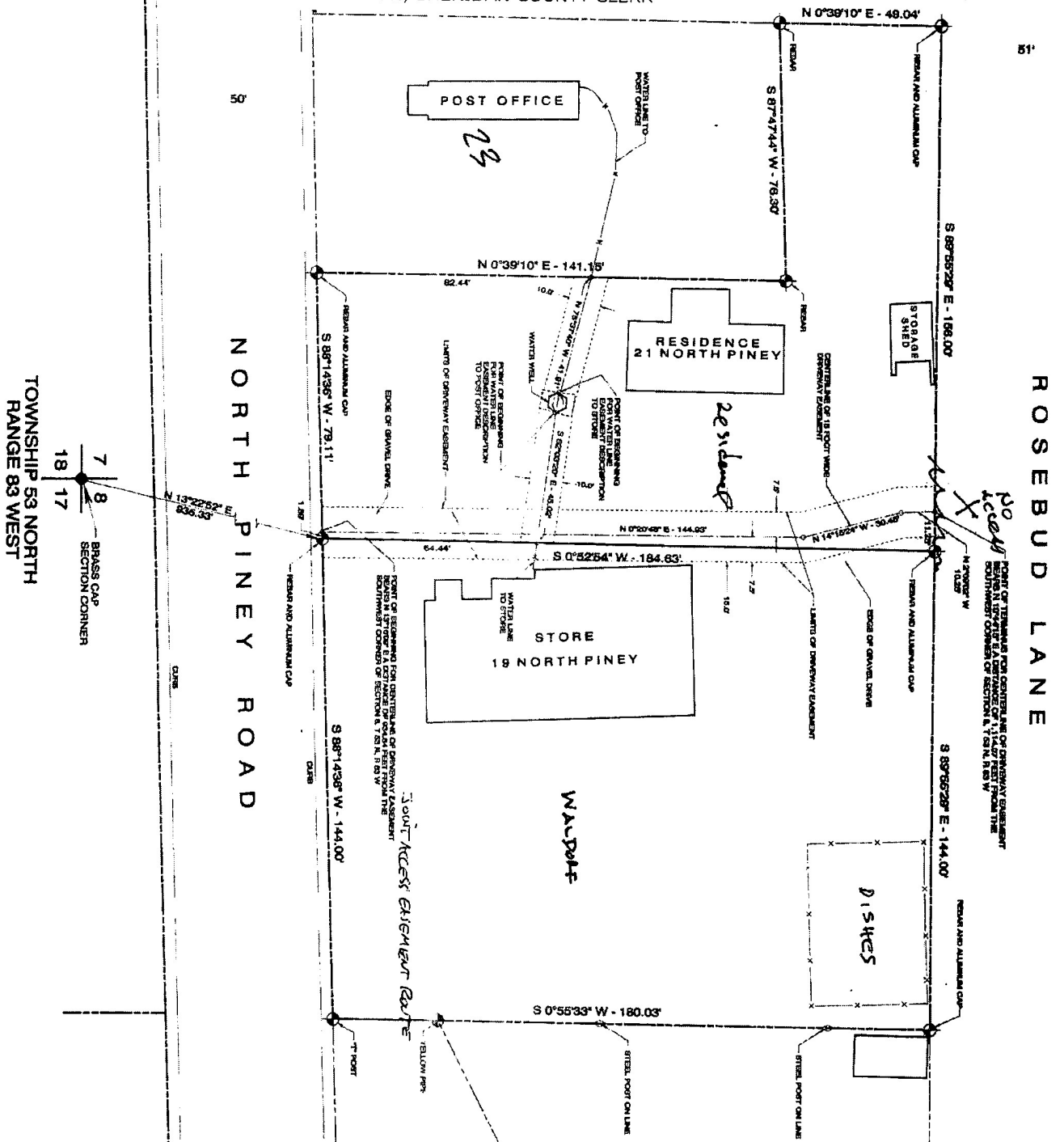
Description of a Tract of Land to be Subject to a Joint Access Easement Located at 19 and 21 North Piney Road in Story, Wyoming:

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 53 North, Range 83 West of the Sixth Principal Meridian in Sheridan County, Wyoming;

Being a strip of land 15 feet in width, lying 7.5 feet on each side of a centerline more particularly described as follows:

Beginning at a point which bears N 13° 16'09" E a distance of 934.84 feet from the Southwest Corner of said Section 8; thence N 0°20'48" E for a distance of 144.93 feet; thence N 14°15'24" W for a distance of 30.45 feet; thence N 2°09'02" W for a distance of 10.25 feet to the point of terminus. Said point of terminus bears N 10°44'15" E a distance of 1,114.07 feet from the Southwest Corner of said Section 8.





CERTIFICATE OF SURVEYOR

State of Wyoming }
County of Sheridan } ss

NO. 2024-789877 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
GREG A VON KROSIGK PC PO BOX 602
SHERIDAN WY 82801

