

### ***WATER LINE EASEMENT AGREEMENT***

Patricia Hoover, trustee of the Restated Hoover Family Trust dated June 28, 2016, as the record owner of two parcels of real property described herein ("Grantors"), 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 Ten Foot (10') 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: 21 North Piney Road, Story, Wyoming (the "Residence Parcel") and 19 North Piney Road, Story, Wyoming (the "Old Store Parcel"), does hereby agree and grant an easement over and across said Easement Route to and for the mutual and reciprocal benefit of the Old Store Parcel and the Residence Parcel, respectively, as shown on Exhibit B, for each portion thereof and together with all improvements thereon and portions thereof (herein the "Benefitted Parcels").


*Intent and Purpose of Easement.* The Easement Route begins at the water well site on the Residence Parcel and connects the well to the Old Store Parcel along the route which has historically been used by the owner of each parcel to supply water from the well. Grantors' intent and purpose in granting this Easement is to provide, of record, the non-exclusive, reciprocal and private right to use the Easement Route for the delivery of domestic water from the well to and only to the Old Store Parcel [and NOT the Post Office Parcel illustrated on the attached exhibit], and for such other terms and conditions set forth in the *Well Sharing Agreement* made by the owners of the Residence Parcel and the Old Store Parcel described herein, a copy of which is incorporated herein by reference, and as may be amended by changes to the terms thereof in the future.

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 share equally in the maintenance and repair of the well and its appurtenances as set forth in the *Well Sharing Agreement*, except that the owner of each above-described Parcel will pay One Hundred Percent (100%) of any expenses related to their own water line beginning at the wellhead.

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

*Control & Enforcement.* Regardless of any other provisions in this Agreement, so long as Patricia Hoover, Trustee, owns one of the two above-described Parcels, she shall have the final word on all decisions regarding the well, its usage, and any easement matter related thereto. Her authority is final and binding on the other users.

IN WITNESS WHEREOF, this instrument is made effective as of August 6, 2024.

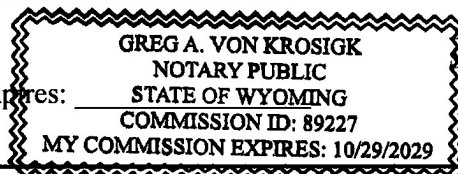
  
Patricia Hoover, Trustee

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 6th day of August, 2024.

WITNESS my hand and official seal.

My commission expires: 10/29/29



  
\_\_\_\_\_  
Signature of Notary Officer

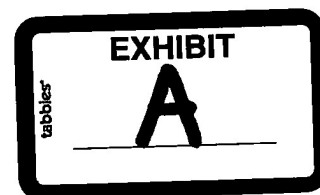
**Exhibit "A"**

**Description of a Tract of Land to be Subject to an Easement for a Water Line Across Property at 21 North Piney Road, Story, Wyoming, to Serve the Old Story Store Property at 19 North Piney Road, 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 10 feet in width, lying 5.0 feet on each side of a centerline more particularly described as follows:**

**Beginning at a point which bears N 9°59'53" E a distance of 995.72 feet from the Southwest Corner of said Section 8; thence S 82°03'20" E for a distance of 45.02 feet to the point of terminus; said point of terminus bears N 12° 34'51" E a distance of 998.35 feet.**

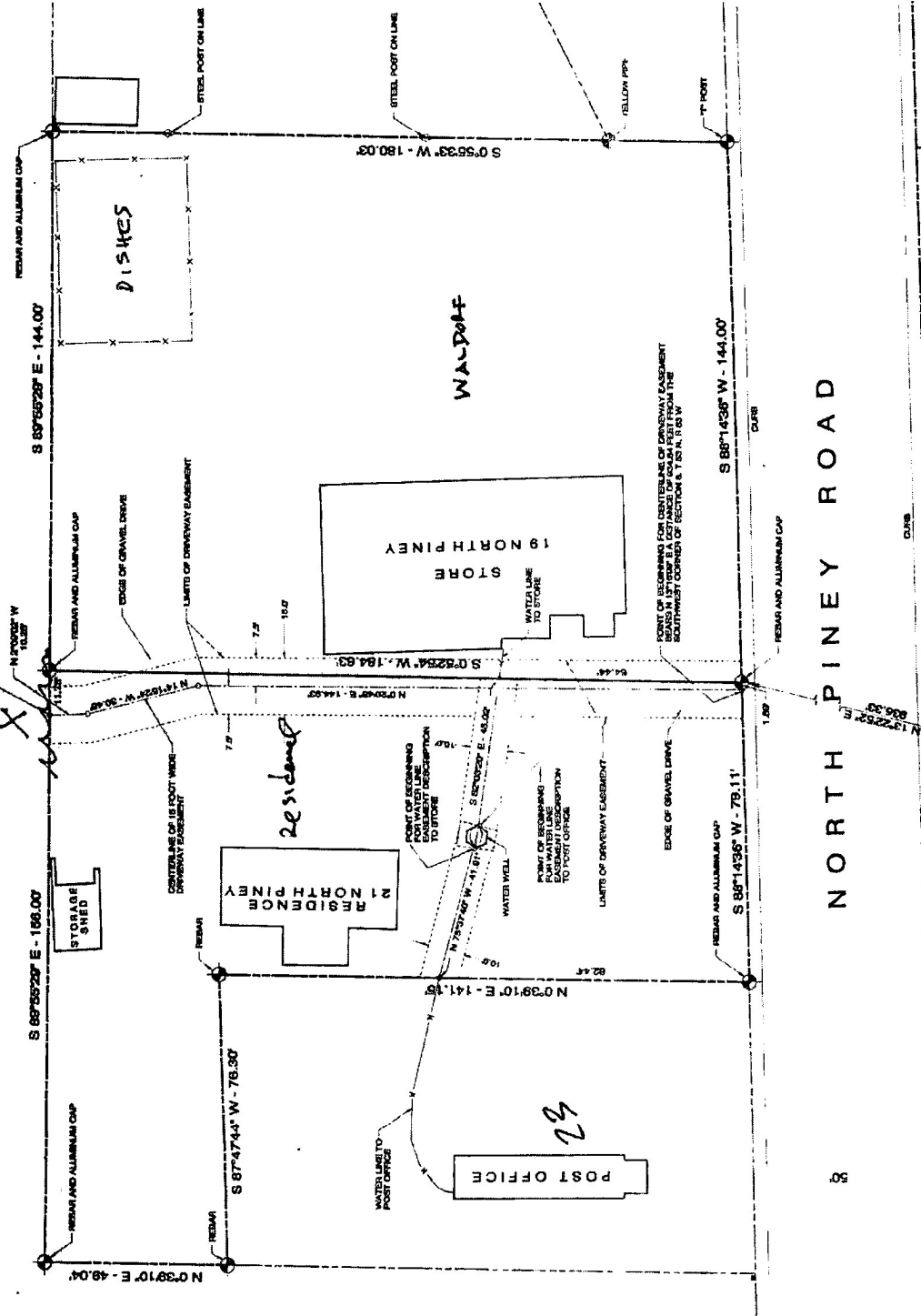




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FEES: \$18.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ROSEBUD LANE

POINT OF BEGINNING FOR CENTERLINE OF DRIVEWAY EASEMENT  
BEING A 10' WIDE EASEMENT OF 114.07' DIST FROM THE  
SOUTHWEST CORNER OF SECTION 8, T.28 N. R.28 W.



7 8  
18 17  
BRASS CAP  
SECTION CORNER

TOWNSHIP 53 NORTH  
RANGE 83 WEST

# CERTIFICATE of SURVEYOR

State of Wyoming } ss  
County of Sheridan }

NO. 2024-793701 EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
GREG A VON KROSIGK PC PO BOX 602  
SHERIDAN WY 82801

