

### ***ACCESS EASEMENT***

Frederick K. and Cheryl A. Cunningham, GRANTORS, 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, do hereby grant an access easement in favor of Kenneth Tyler Cunningham, GRANTEE, and his successors in interest, over and across that route described on **Exhibit "A"**, attached hereto (the "Easement Route").

***Grant of Easement:*** Grantors grant this easement in favor of that five-acre parcel of real property owned by Grantee (the "Dominant Parcel") and described as follows:

**A tract of land situated in the SW¼SW¼ of Section 22, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract also being a part of Tract 25 of the unofficial subdivision of Metz Big Horn Ranch, Sheridan County, Wyoming; more particularly described as follows:**

**Beginning at a point which bears N 60°54'39" W a distance of 2,645.25 feet from the South ¼ Corner of said Section 22; thence N 89°38' E for a distance of 465.34 feet; thence S 0°06' W for a distance of 375.57 feet; thence S 68°01' W for a distance of 502.16 feet; thence N 0°06' E for a distance of 560.57 feet to the point of beginning.**

***Intent and Purpose of Easement.*** Grantors' intent and purpose by this Easement is to provide appurtenant right to access the Dominant Parcel and to provide a non-exclusive right of ingress and egress over and across the Easement Route. Grantor reserves all other rights not otherwise granted herein in the Easement Route.

Neither Grantor, nor Grantee, nor their successors in interest, to the properties subject to this easement, shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. The Grantee will maintain the easement route, and this easement shall run with the land.

WITNESS our hands this 15 day of May, 2024.

  
Frederick K. Cunningham

  
Cheryl A. Cunningham



**2024-792139** 5/22/2024 3:57 PM PAGE: 2 OF 3  
FEES: \$18.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

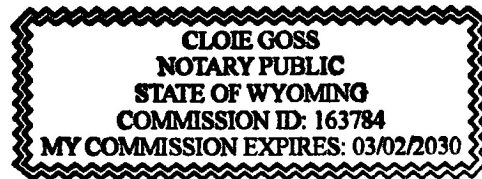
STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 15 day of May, 2024, by Frederick K. Cunningham and Cheryl A. Cunningham.

WITNESS my hand and official seal.

*Signature of Notarial Officer*  
Title: Notary Public

My Commission expires: 3/2/30





## **Exhibit "A"**

**Description of an Easement for Access to a 5 Acre Tract of Land Proposed to be Separated under the Family Exemption to the Subdivision Regulations of Sheridan County, Wyoming, said easement situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming and also situated in Tract 5, Green Acres Subdivision, Sheridan County, Wyoming.**

**Beginning at a point which bears N 53°56'05" W a distance of 2,190.4 feet from the South  $\frac{1}{4}$  Corner of said Section 22, this point also being on the West line of Tract 5, Green Acres Subdivision; thence N 0°06' E for a distance of 15.13 feet to a point on the South Right-of-Way line of Cattail Lane (officially platted as Colorado Colony Court); thence along said South Right-of-Way line N89°38' E for a distance of 30.0 feet; thence leaving said South Right-of-Way line on a bearing of S 0°06' W for a distance of 45.13 feet; thence S 89°38' W for a distance of 105.67 feet to a point on the East line of a 5 Acre Tract; thence along the East line of said 5 Acre Tract N 0°06' E for a distance of 30.0 feet to the Northeast Corner of said 5 Acre Tract; thence leaving said East line on a bearing of N 89°38' E for a distance of 75.67 feet to the point of beginning.**

### **NO. 2024-792139 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801