

ACCESS AND UTILITY EASEMENT

WHEREAS, FRANK J. ASH and EMMA LEE ASH, Trustees of the FRANK J. and EMMA LEE ASH FAMILY TRUST, under Trust Agreement dated November 8, 1990, hereinafter "Grantors" of Sheridan County, State of Wyoming, are the owners of certain real property situate in Sheridan County, Wyoming, more particularly described as follows, to-wit:

A tract of land located in the S81/4NE1/4 of Section 32, T57N, R66W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N59°49'31"W, 1100.35 feet from the East 1/4 corner of said Section 32; thence N0°05'43"E, 70.14 feet; thence N89°57'45"W, 8.00 feet; thence N0°02'15"E, 230.00 feet; thence N89°57'45"E, 40.00 feet; thence S0°02'15"W, 300.18 feet; thence N89°53'53"W, 32.07 feet to the point of beginning.

WHEREAS, the Town of Dayton, hereinafter "Grantee" is an incorporated Town in Sheridan County, Wyoming, and;

WHEREAS, Grantors desire to convey to Grantee a perpetual easement for access and utilities to serve individual tracts of land adjacent to the above described access and utility easement. NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors grant, bargain, sell, convey and warrant to the Grantee, an easement over and across the lands described above for the purpose of public ingress and egress and for the purpose of installing and maintaining utility lines and constructing, maintaining and repairing a roadway within said easement, which is more particularly described above.

THE UNDERSIGNED hereby relinquish, release and waive all rights or homestead interest under and by virtue of the homestead exemption laws of the State of Wyoming to the extent necessary to permit Grantee the free enjoyment of the rights herein conferred and to place, construct, operate, repair, maintain, relocate and replace thereon, appropriate roadways and utility service lines and equipment as are necessary to the rights of public ingress and egress herein granted and for the operation of such utilities as are placed within or brought to the said access and utility easement.

IN WITNESS WHEREOF, the undersigned have set their hands
this 17 day of September, 1996.

Carol L. Gibson by POA
Frank J. Ash, Trustee

Carol L. Gibson by POA
Emma Lee Ash, Trustee

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

On this 17 day of SEPT, 1996, before me
personally appeared Carol L. Gibson, to me personally
known, who, being by me duly sworn, did say that they are the
Trustees of the Frank J. and Emma Lee Ash Family Trust, that this
instrument was signed on behalf of the Trust, that the Trustees had
the authority under the terms of the written trust instrument, and
that the Trustees acknowledged the instrument to be the free act
and deed of the Trust.

Witness my hand and official seal.

Richard D. Sacot
Notary Public

My Commission Expires MARCH 25, 1999

