

RECIPROCAL ACCESS EASEMENT

Debra L. Anderson, a single person as the record owner of that real property described on **Exhibit A**, attached hereto (herein "Anderson Parcel") and Murray J. Roadifer, a single person as the record owner of that real property described on **Exhibit B**, attached hereto (herein "Roadifer Parcel"), for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do each hereby grant and convey to each other, and their heirs, successors, guests and invitees and for the benefit of the Anderson Parcel and the Roadifer Parcel, a non-exclusive access easement over and across that route more particularly described on **Exhibit C**, attached hereto and illustrated on **Exhibit D**, attached hereto (hereafter referred to as the "Easement Route").

The easement is granted for access along that twenty foot (20') wide Easement Route to provide non-exclusive ingress and egress along that Easement Route to and for the benefit of the Anderson Parcel and the Roadifer Parcel, and each and every portion thereof.

Each benefitted owner hereof shall have the right, but neither shall have the obligation to the other, to provide maintenance and repair to the easement route. However, should one party damage the roadway within the Easement Route, the damaging party shall repair the same at their cost. This easement shall run with the land.

DATED this 10th day of OCTOBER, 2019.

Debra L. Anderson
Debra L. Anderson

Murray J. Roadifer
Murray J. Roadifer

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 10th day of October, 2019
by Debra L. Anderson.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 10th day of October, 2019
by Murray J. Roadifer.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



LEGAL DESCRIPTION
EXHIBIT "A"

Record Owner: Debra L. Anderson

September 20, 2019

Re: Anderson Property to be Retained

Lots 2, 4, 6, 8, 10 and 12 in Block 2, of the Town of Big Horn, Sheridan County, State of Wyoming.

TOGETHER WITH:

Those lands located in the Town of Big Horn, Sheridan County, Wyoming as originally platted and thereafter vacated by the Board of County Commissioners, Sheridan County, Wyoming, described as follows:

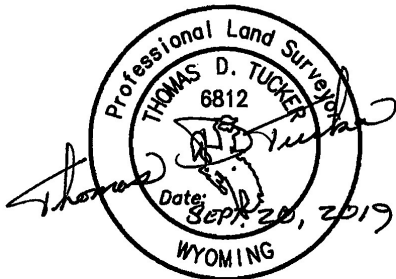
The east half (E1/2) of the vacated twenty (20) foot wide alley situated west of and adjacent to Lots 2, 4, 6, 8, 10 and 12, in Block 2, Town of Big Horn, Sheridan County, Wyoming.

The west twenty-five (25) feet of vacated Main Street lying east of and adjacent to Lots 2, 4, 6, 8, 10 and 12, of Block 2, Town of Big Horn, Sheridan County, Wyoming; beginning at the northeast corner of said Lot 2 and extending south a distance of one hundred and eighty (180) feet.

Said property contains 24,300 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

LEGAL DESCRIPTION
EXHIBIT "B "

Record Owner: Debra L. Anderson
September 20, 2019

Re: Anderson to Murray E. Roadifer

Lots 1, 3, 5, 7, 9, 11, 13, 14, 15 and 16 in Block 2, of the Town of Big Horn, Sheridan County, State of Wyoming.

TOGETHER WITH:

Those lands located in the Town of Big Horn, Sheridan County, Wyoming as originally platted and thereafter vacated by the Board of County Commissioners, Sheridan County, Wyoming, described as follows:

The west half (W1/2) of the vacated twenty (20) foot wide alley situated east of and adjacent to Lots 1, 3, 5, 7, 9 and 11 in Block 2, Town of Big Horn, Sheridan County, Wyoming; being ten (10) feet wide and one hundred and eighty (180) feet long.

All of the vacated twenty (20) foot wide alley situated between Lots 13, 14, 15, and 16 in Block 2, Town of Big Horn, Sheridan County, Wyoming; being twenty (20) feet wide and sixty (60) feet long.

The west twenty-five (25) feet of vacated Main Street lying east of and adjacent to Lots 14 and 16 in Block 2, Town of Big Horn, Sheridan County, Wyoming; beginning at the northeast corner of said Lot 14 and extending south a distance of seventy-five (75) feet.

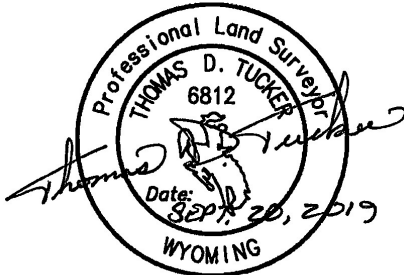
The East 55 feet of Jackson Street (AKA Jacks Street) adjacent to Lots 1, 3, 5, 7, 9, 11, 13 and 15, of Block 2, of the Original Town of Big Horn, Sheridan County, Wyoming; beginning at the Northwest corner of the afore-described Lot 1, and extending South a distance of 255 feet.

The North 15 feet of North Second Street adjacent to Lots 15 and 16, of Block 2, Original Town of Big Horn, Sheridan County, Wyoming; extending from the Southwest corner of Lot 15, East a distance of 220 feet.

Said property contains 52,200 square feet or 1.20 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

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EXHIBIT 'C'

ACCESS EASEMENT FOR INGRESS & EGRESS from the Debra L. Anderson (Exhibit 'A') parcel to the Murray E. Roadifer parcel (Exhibit 'B'):

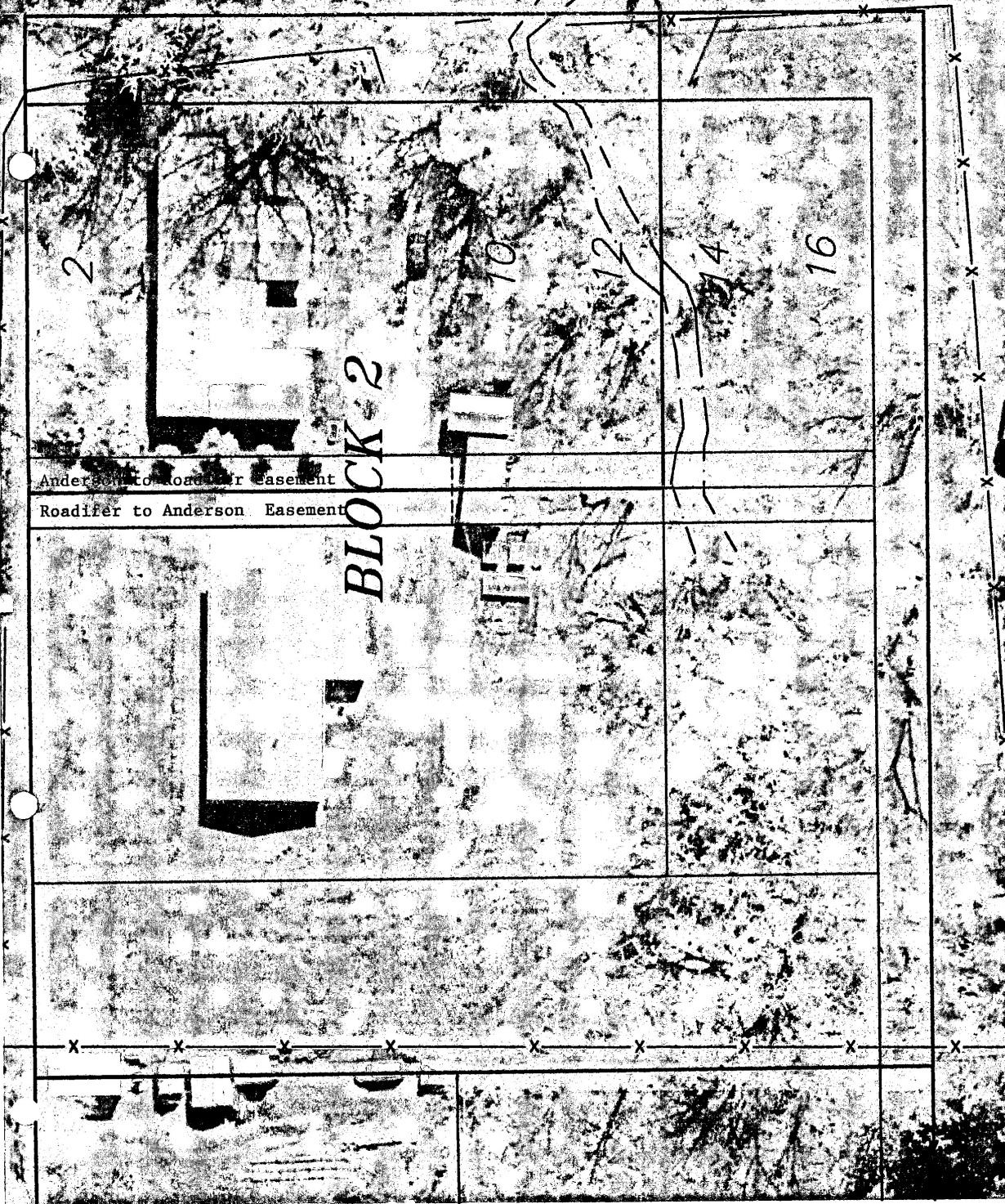
The West half (W½) of the vacated twenty (20) foot wide alley situated east of and adjacent to Lots 1, 3, 5, and 7, in Block 2, town of Big Horn, Sheridan County, Wyoming; being ten (1) feet wide and one hundred and twenty (120) feet long.

AND

ACCESS EASEMENT FOR INGRESS & EGRESS from the Murray E. Roadifer (Exhibit 'B') parcel to the Debra L. Anderson (Exhibit 'A') parcel:

The east half (E½) of the vacated twenty (20) foot wide alley situated west of and adjacent to Lots 2, 4, 6, and 8, in Block 2, Town of Big Horn, Sheridan County, Wyoming; being ten (10) feet wide and one hundred and twenty (120) feet long.

EXHIBIT 'D'



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BOOK: 583 PAGE: 617 FEES: \$24.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2019-753288 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801