



## AGREEMENT AND CONVEYANCE OF EASEMENT

Agreement is made this June 29, 2018, by and between Maestri Ranch, LLC, 16 Eagle Ridge Drive, Sheridan, Wyoming, hereinafter referred to as GRANTORS and Matthew R. Hein and Kristen Hein, 5 Pronghorn Drive, Buffalo, Wyoming AND Ronnie E. Hein and Debra J. Hein, 10 Funny Bird Lane, Buffalo Wyoming, hereinafter referred to as GRANTEES.

### I.

The parties have an interest in adjoining real estate situated in Sheridan County, Wyoming.

### II.

Grantor agrees to convey the following easement to Grantees for the use of building and maintaining a distribution powerline.

### III.

The legal description of said easement which is conveyed by Grantor to Grantees is as follows:

Twp. 57, Range 77 West of the 6<sup>th</sup> P.M. in Sheridan County, Wyoming, Section 17: SWNE further described from the power pole with a latitude of 44.92011 and longitude of -106.16613 for a width of 30 feet and an approximate distance of 350 feet to the property line of GRANTEES in Section 17.

### IV.

The parties hereto agree that this easement is superior and paramount to the rights of any of the parties hereto.

The parties further agree this easement shall run with GRANTORS' land and the title thereto, and shall be binding on the GRANTORS, their heirs, assigns, and any person who shall hereafter acquire title to GRANTORS' property.



V.

GRANTOR hereby grants the above-referenced easement for good and valuable consideration, in hand paid.

DATED this 29 day of June, 2018.

Maestri Ranch, LLC  
company,

ACKNOWLEDGMENT

STATE OF WYOMING )  
COUNTY OF Sherida )SS

The foregoing Agreement and Conveyance of Easement was subscribed and sworn to before me this 24<sup>th</sup> day of June, 2018 by Maestri Ranch, LLC.  
company BIC

WITNESS my hand and official seal.

Brian T. Kinnison  
Notary Public

My commission expires: 5-13-22

