

EASEMENT

For Ten Dollars and other good and valuable consideration, **PETER GWYNNE SCHOONMAKER** and **JANICE GAYLE SCHOONMAKER**, husband and wife, of Sheridan County, State of Wyoming, do hereby grant unto **PHYLLIS J. IDDINGS**, and to her successors in interest, the hereinafter described easement. Reference is made hereinafter to the above-named **PETER GWYNNE SCHOONMAKER** and **JANICE GAYLE SCHOONMAKER** as "Grantors," reference is made hereinafter to the above-named **PHYLLIS J. IDDINGS** as "Grantee."

Grantors are the owners of real property, situate in the County of Sheridan, State of Wyoming, which is particularly described as follows:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears S 88°17'19" E a distance of 661.24 feet from the Northwest Corner of said Section 14, the point of beginning also being the Northwest Corner of Lot 3 of the Iddings Subdivision, Sheridan County, Wyoming; thence S 0°38'39" W for a distance of 1119.00 feet; thence S 89°49'33" W for a distance of 30.00 feet; thence N 0°38'39" E for a distance of 1119.00 feet; thence N 89°49'33" E for a distance of 30.00 feet to the point of beginning.

Basis of bearing is Wyoming State Plane (East Central Zone).

AND The South 363 feet of the North 756 feet of the West 645 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 55 North, Range 84 West, 6th Principal Meridian, EXCEPT a strip 15 feet wide on the East side thereof which is reserved for road purposes AND the North 363 feet of the South 528 feet of the West 645 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 55 North, Range 84 West, 6th Principal Meridian, EXCEPT for a strip 15 feet wide on the East side thereof which is reserved for road purposes, all in Sheridan County, Wyoming.

Grantee is the owner of real property, more particularly described as follows:

Lots 2 and 3 of Iddings Subdivision, a subdivision in Sheridan County, Wyoming.

This grant is made and given to Grantee, and to her heirs, administrators, executors, assigns and successors in interest, for ingress and egress to and from her above described property, over the property of the Grantors.

NOW THEREFORE, in consideration of the above and foregoing, the Grantors, of Sheridan County, State of Wyoming, for themselves, and their successors and assigns, do hereby grant to Grantee, and her successors in interest, an easement, for ingress and egress to and from

her above described property, over the property of the Grantors, said easement being more fully described as follows:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

A strip of land 30 feet wide, the east boundary of which extends from a point which bears S 88°17'19" E a distance of 661.24 feet from the Northwest Corner of said Section 14, the point also being the Northwest Corner of Lot 3 of the Iddings Subdivision, Sheridan County, Wyoming; thence S 0°38'39" W to the Southwest Corner of Lot 3 of the said Iddings Subdivision; thence S 89°49'33" W for a distance of 30.00 feet; thence N 0°38'39" E to a point 30 feet from the point of beginning; thence N 89°49'33" E for a distance of 30.00 feet to the point of beginning.

1. This easement is granted to enable Grantee and her employees and invitees, her heirs, successors in interest, and assigns, to have access to her land as described above.

2. The rights granted hereunder are, and shall remain, rights of the Grantee for her private use, control, benefit and convenience, it being not intended to make said easement public thoroughfares.

3. This easement herein contained shall be construed as running with the lands, for the use and benefit of the Grantee, her heirs, successors in interest, assigns, forever; and binding the land of the Grantors, their heirs, successors and assigns.

DATED this 19th day of March, 2003.

PETER GWYNNE SCHOONMAKER
Grantor

JANICE GAYLE SCHOONMAKER
Grantor

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing EASEMENT was acknowledged before me by PETER GWYNNE SCHOONMAKER and JANICE GAYLE SCHOONMAKER, this 19th day of March, 2003.

WITNESS my hand and official seal.

Donna Raney
NOTARY PUBLIC

My Commission Expires: 1-11-07

