

FEES: \$15.00 PK EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ACCESS AND UTILITY EASEMENT

WESCO, LLC, a Wyoming limited liability company, GRANTOR, 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, does hereby grant a fifty-foot (50') wide easement over and across that strip of land more specifically described and illustrated on Exhibit "A", attached hereto and incorporated herein (the "Easement Route"), on the following terms:

Grantor hereby grants this non-exclusive easement over and across Easement Route for the purpose of conveying the rights of access to the record owner of the "Dominant Parcels", described below, as grantee(s). Grantor reserves the right to dedicate the Easement Route to be the extension of the public right of way commonly known as Dry Ranch Road, which will continue the right of access to and for the benefit of the Dominant Parcels.

Grantor's intent and purpose by granting this easement is to provide appurtenant rights to and for the benefit of those two parcels described as "Tract 1" and "Tract 2" in the two Quitclaim Deeds recorded on July 16, 2009, in Book 507 at Pages 519-520 and Pages 521-522 (herein collectively the "Dominant Parcels"), and for the benefit of the record owner(s) thereof and their guests, invitees, successors and assigns. The rights granted in favor of the Dominant Parcels shall include, but not be limited to, the non-exclusive use of the Easement Route for unrestricted access, the installation of utilities to and for the Dominant Parcels and to provide non-exclusive right of ingress and egress across the Easement Route to and from the Dominant Parcels.

Neither Grantor nor its successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land.

WITNESS my hand this 28	day of, 2021.
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By: Stacey Stabon, Member	
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)
	acth Ma
This instrument was acknowled	edged before me on the 28^{th} day of May , 2021, by
Stacey Staben as member of V	
-	
WITNESS my hand and offic	ial seal.

My Commission expires:

1/14/23

Ny Commission Conuch of Sherida grimoyW to etsiz ALERIE RICI

Signature of Notarial Officer

Title: Notary Public



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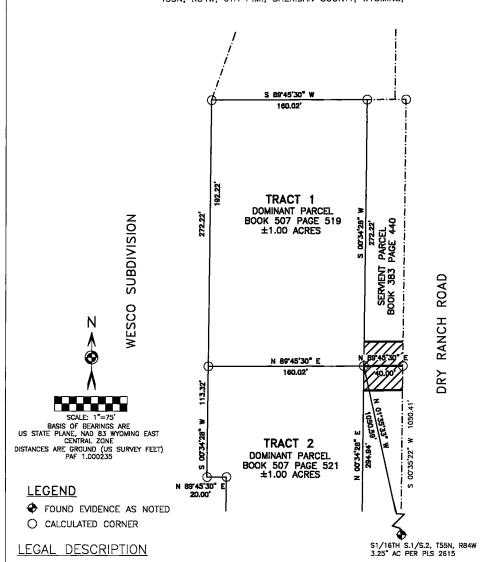
FEES: \$15.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT OF EASEMENT

THROUGH A TRACT OF LAND

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NESSE), SECTION 2, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING,



AN ACCESS AND UTILITY EASEMENT BEING A FIFTY (50.00) FOOT WIDE STRIP OF LAND, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NEXSEX) OF SECTION 2, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, LYING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTH ONE—SIXTEENTH (S_{18}^{+}) CORNER OF SAID SECTION 2 AND SECTION 1 OF SAID TOWNSHIP, THENCE N 01'35'33" W, 1050.59 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, BOOK 507, PAGE 519, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 89'45'30" E, 40.00 FEET TO THE WEST RIGHT—OF—WAY LINE OF DRY RANCH ROAD AND THE POINT OF TERMINUS OF SUBJECT EASEMENT CENTERLINE, LYING N 00'35'22" W, 1050.41 FROM SAID SOUTH ONE—SIXTEENTH (S_{18}^{+}) CORNER. SUBJECT EASEMENT CONTAINING AN AREA OF \pm 2000 SQFT

SUBJECT TO PRIOR RESERVATIONS, CONVEYANCES, COVENANTS AND RESTRICTIONS OF RECORD



NO. 2021-769528 EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK STACEY STABEN 4 DEER HAVE DR SHERIDAN WY 82801

FOR:
STACY STABEN
SHERIDAN, WY

DATE: 5/21/21

Prepared by Cannon Consulting ILC (307) 752-0109