

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Claude Marion Reed and Joyce Annette Reed, husband and wife, Grantors, have and by these presents do hereby grant and convey unto Landon's Greenhouse and Nursery, Inc., its successors and assigns, Grantee, an easement and right-of-way across the Grantors' property, said easement and right-of-way being more particularly described as follows:

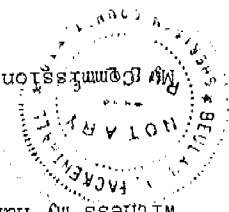
A 40 foot wide access easement lying in Tract 65 of the Brundage Place Addition to the City of Sheridan, Sheridan County, Wyoming, lying 20 feet on either side of the following described centerline:

Beginning at a point on the Easterly right-of-way of U. S. Highway 87, said point lying $S53^{\circ}19'07''W$, 282.43 feet from the Northeast corner of said Tract 65, Thence $S70^{\circ}00'41''E$, 30.00 feet to a point; Thence through a curve to the left having a radius of 25 feet, a delta of $90^{\circ}00'00''$, and a length of 39.27 feet, $N64^{\circ}59'19''E$, 35.36 feet to a point; Thence $N19^{\circ}59'19''E$, 27.34 feet to a point on the South line of Lot 1 of the proposed Scotchman Subdivision, said point being $S48^{\circ}36'14''W$, 209.19 feet from the said Northeast corner of Tract 65.

For the right to use said easement and right-of-way as a means of ingress and egress, for themselves and the general public.

It is expressly understood by the Grantors that this easement and right-of-way shall run with the land and shall be binding on and inure to the benefit of the Grantee, its successors or assigns.

IN WITNESS WHEREOF, the undersigned have set their hands to



My Commission Expires: Dec 13, 1988

Notary Public

Witness my hand and official seal.

The foregoing instrument was acknowledged before me by Claude Marion Reed and Joyce Annette Reed, this 30th day of January, 1987.

STATE OF WYOMING)
County of Sheridan)
ss.)

Claude Marion Reed
Claude Marion Reed
Joyce Annette Reed
Joyce Annette Reed

the agreement this 30th day of January, 1987.