

NOTICE OF VACATION OF EASEMENT AND ISSUANCE OF NEW EASEMENT

For value received, **Zachary D Cummins and Amanda Cummins**, and their successors and assigns ("Grantors"), does hereby grant and convey to **A to Z Investments, LLC**, a **Wyoming limited liability company** ("Grantee"), a road access easement ("Easement"), pursuant to the terms set forth herein, over and across the lands described as follows:

A. Grantors are the sole owner of real property with a legal description of

All of Block 5 of Henry Croghan's Addition, except the following described portion thereof: Beginning at a point 30 feet West of the Southeast Corner of said Block 5, thence North 100 feet, thence West to the West line of said Block 5, thence S. 8°45" E., along the West line of said Block 5 to the Southwest corner of said Block, and thence East, along the South line of said Block a distance of 387 feet, to the point of beginning.

Also that parcel previously designated as a road way and described as follows: the **East 30 feet of the South 100 feet of Block 5, in Henry Croghan's Addition to Town of Dayton, Wyoming and that part of Lot 14, Block 14 of Walling's Addition to the Town of Dayton, Wyoming** described as follows: Commencing at the Southeast corner of said Block 5, Henty Croghan's Addition, thence West 30 feet to a point; thence 30 feet to a point, thence East to a point 10 ½ feet West of the East line of said Lot 14, thence South to the North line of the State Highway, thence East to the East line of said Lot 14, thence North to the Northwest corner of said Lot 14, and thence West to the point of beginning; also the **West 20 feet of Lots 8,9, 10, 11, 12 and 13, Block 14 of Walling's Addition to the Town of Dayton, Wyoming.**

(Hereinafter known as the "Servient Estate")

B. Grantee is the sole owner of real property with a legal description of

The South 100 feet of Block 5, except the East 30 feet thereof, of the Henry Croghan's Addition to the Town of Dayton, Sheridan County, Wyoming.

(Herein after known as the "Benefitted Estate")

Grantors grant to Grantee the Easement as specifically set forth on **Exhibit A** for the purpose of allowing Grantee a right of ingress and egress over, across, and upon the Servient Estate ("Easement Parcel"). Grantee accept the Easement in "as is" condition, without any responsibility of Grantors for improvement, construction, repairs, or alterations thereto. If Servient Estate obtains ownership of the Easement Parcel via Warranty Deed from Grantors, this easement shall be amended to remove any ability of Grantor to use for ingress and egress but only use Easement Parcel to access utilities serving Servient Estate for utility work. The intent of this Easement to grant Grantee sole and exclusive use of the Easement Parcel as Grantor has separate access to the Servient Estate.



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FEES: \$21.00 IH RELEASE EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Grantee shall indemnify, defend, and hold harmless Grantors and Grantors' successors, assigns, agents and representatives from any and all claims, demands, or causes of action arising out of the use of the easement area by Grantee or Grantee's invitees. Grantee releases Grantors, its agents, and representatives from any and all liability for damages arising out of Grantees' use of the easement area.

This agreement is binding upon the successors and assigns of the parties. This agreement shall be construed according to the laws of the State of Wyoming. The easement rights granted hereby shall run with the land and shall be binding on and hence shall inure to the benefit of the parties hereto, their heirs, their successors, or assigns, and are for the benefit of and shall be appurtenant to the Servient Estate.

VACATION OF EASEMENT

KNOW ALL PERSONS BY THESE PRESENT that, for adequate consideration, the Parties to this Notice hereby agree and state the following:

An easement was recorded in 1968 via a Warranty Deed recorded on October 16, 1968, Book 168, Page 26, Instrument # 552005 ("1968 Easement"). The 1968 Easement created an easement to serve the Benefitted Estate using the Easement Parcel. As Grantors are the titleholders of the Easement Parcel and Grantee is the benefitted party of the easement, both parties desire to vacate the 1968 Easement due to the recording of this new Access Easement.

Therefore the 1968 Easement is completely vacated, released and surrendered. Said Vacation shall become effective upon the recording of this Notice with Sheridan County Clerk's office.

This Vacation of Easement shall run with the land.

Dated this 10th day of December, 2025.

GRANTORS:

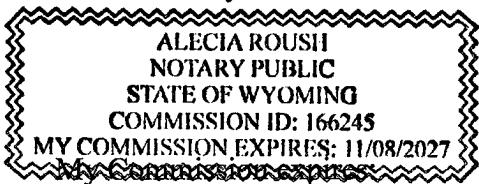

AMANDA CUMMINS


ZACHARY D CUMMINS

State of Wyoming)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 16th day of December, 2025, by Amanda Cummins and Zachary D. Cummins.

WITNESS my hand and official seal,




Notary Public
11/08/2027

GRANTEE: A to Z Investments, LLC

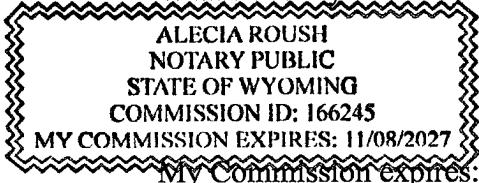

BY: Zachary D Cummins

ITS: Member

State of Wyoming)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 16th day of December, 2025, by Zachary Cummins as agent and manager of A to Z Investments, LLC.

WITNESS my hand and official seal,




Notary Public

My Commission expires: 11/08/2027.

EXHIBIT "A"
LEGAL DESCRIPTION

Record Owner: Zach Cummins
November 24, 2025

Re: Property/Easement

A tract of land situated in portions of Block 5, Henry Croghan's Addition and Lots 8 thru 14, Block 14, Walling Addition, to the Town of Dayton, Sheridan County, Wyoming, attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

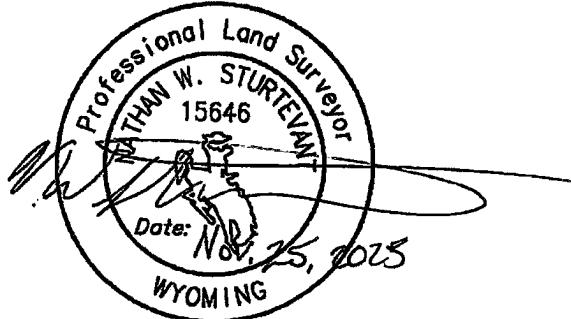
BEGINNING at the northwest corner of said Lot 13, Block 14, Walling's Additions (Monumented with a 2" Aluminum Cap per PLS 6812); thence S89°40'01"E, 20.00 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°12'43"W, 298.59 feet to a point lying on the northerly right-of-way line of U.S. Highway No. 14 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S88°34'32"W, 30.51 feet along said northerly right-of-way line of said U.S. Highway No. 14 (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N00°12'43"E, 269.53 feet to a point (Monumented with a 1" Plastic Cap per PLS 520); thence N89°21'49"W, 154.16 feet to a point; thence N00°30'50"W, 128.60 feet to a point; thence N89°17'05"E, 29.78 feet to a point; thence S00°42'55"E, 100.00 feet to a point (monumented with a 7/8" Rebar) thence S89°40'01"E, 134.88 feet to the **POINT OF BEGINNING** to a tract.

Said tract containing 16,681 square feet more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, 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.

H:\Job File\2024-032 Cummins\Property Transfer.rtf

NO. 2025-804225 RELEASE EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CHAPMAN VALDEZ & LANSING PO BOX 2710
125 WEST 2ND STREET CASPER WY 82602