

RIGHT-OF-WAY EASEMENT

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration **Cynthia Wilson, Trustee of the Darwin and Karen Scott Trust dated January 28, 2007**, whose mailing address is 701 River View Drive, Cody, WY 82414 (hereinafter referred to as "Grantor"), hereby grants to **Thomas K. Soltis and Jody A. Kobielusz**, husband and wife, whose mailing address is P. O. Box 580, Ranchester, WY 83839 (hereinafter referred to as "Grantee") their heirs, grantees, successors and assigns, an **easement and right-of-way** over and across Grantor's Property to Grantee's Property, as described herein.

The easement granted herein is more particularly described as follows:

An easement over the existing road, forty (40) foot wide, being twenty (20) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ (Monumented with a 3-1/4" aluminum cap per L.S. 6594); thence N43°42'12"W, 1183.90 feet to the POINT OF BEGINNING of said easement, said point lying on the north right of way line of the Burlington Northern Railroad; thence N08°13'54"W, 239.49 feet along said centerline to a point; thence N24°07'20"W, 250.3 feet more or less along said centerline to the POINT OF TERMINUS of said easement, said point lying on the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$.

This easement shall be an easement appurtenant to and running with Grantee's land situate in Sheridan County, Wyoming, to-wit:

See **Exhibit "A"**, a copy of which is attached hereto and incorporated herein by reference. ("Grantee's land")

Grantor reserves unto herself, her heirs, successors and assigns, the right to utilize said roadway and easement and further to grant the right to use said roadway to other parties.

TO HAVE AND TO HOLD said Easement and right-of-way, forever unto the Grantee, its successors and assigns.

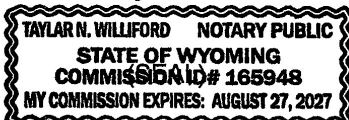
IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

Cynthia Wilson TTE
Cynthia Wilson, Trustee

STATE OF WYOMING)
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County of Park)

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This instrument was acknowledged before me on this 1 day of November, 2021, by **Cynthia Wilson, as Trustee of the Darwin Scott and Karen Scott Trust dated January 28, 2007.**



Taylor N. Williford
Signature of Notarial Officer
Title and Rank: Notary Public

My Commission expires: 08-27-27

ROW Easement
Scott/Soltis
2021.10.21

**EXHIBIT A
GRANTEE'S LANDS
LEGAL DESCRIPTION**

A tract of land situated in the SW1/4SE1/4 of Section 16, the NW1/4, W1/2NE1/4 and the W1/2NE1/4 of Section 21, Township 57 North, Range 85 West, of the 6th Principal Meridian, Sheridan County, Wyoming (shown as **TRACT No. 1** on a Record of Survey filed at the Sheridan County Courthouse recorded February 24, 2010 in Drawer A, Plat No. 412), and by this reference made a part hereof; said tract being more particularly described as follows:

Beginning at the northeast corner of said W1/2NE1/4 (monumented with a 3 1/4" aluminum cap per PLS 6594); thence S00°42'05"E, 682.61 feet along the east line of said W1/2NE1/4 to a point in the meander line of Tongue River as described in Book 423 of Deeds, Page 74, said point witnessed by a 2" aluminum cap per PLS 5369 bearing N00°42'05"W a distance of 50 feet; thence S86°38'39"W, 139.77 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 180.00 feet, a central angle of 78°24'57", an arc length of 246.35 feet, a chord bearing of S47°26'11"W, and a chord length of 227.57 feet to a point; thence S08°13'42"W, 95.49 feet to a point; thence, along said meander line, through a curve to the left, having a radius of 130.00 feet, a central angle of 56°24'10", an arc length of 127.97 feet, a chord bearing of S19°58'23"E, and a chord length of 122.87 feet to a point; thence S48°10'27"E, 297.08 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 140.00 feet, a central angle of 99°17'47", an arc length of 242.63 feet, a chord bearing of S01°28'27"W, and a chord length of 213.38 feet to a point; thence S51°07'20"W, 194.30 feet along said meander line to a point; thence S68°00'46"W, 225.90 feet along said meander line to a point; thence S31°27'30"W, 75.01 feet along said meander line to a point on an agreement line on the west line of said Tract No.2 witnessed by a 2" aluminum cap per PLS 5369 bearing N17°22'12"W a distance of 90 feet; thence N17°22'12"W, 1056.94 feet along said west line to a 2" aluminum cap per PLS 5369; thence N49°12'23"W, 517.81 feet along said west line to a 2" aluminum cap per PLS 5369; thence N34°34'38"E, 702.31 feet along said west line to a 2" aluminum cap per PLS 5369; thence N02°30'24"W, 570.49 feet along said west line to a 2" aluminum cap per PLS 5369 on the south right of way line of a railroad; thence N83°13'36"E, 752.16 feet along said right of way line to a 2" aluminum cap per PLS 5369 lying 33 feet west of the east line of said SW1/4SE1/4 of Section 16; thence S00°34'28"E, 847.53 feet 33 feet west of and parallel to said east line of the SW1/4SE1/4 to a 2" aluminum cap per PLS 5369 on the south line of said Section 16; thence N89°45'51"E, 33.00 feet along said south line to the **POINT OF BEGINNING** of said tract.

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

**EXHIBIT A
ROW Easement
Scott Trust/Soltis
Grantee's Lands**