

## AGREEMENT FOR ACCESS EASEMENT

James W. Cooley, a married person dealing in his sole and separate property and Russel J. Cooley and Sandra A. Cooley, husband and wife, make this Agreement the 15<sup>th</sup> day of May 2006. Reference is made hereinafter to the said James W. Cooley as "Grantor," which expression shall be deemed to include his heirs and assigns; and reference is made hereinafter to the said Russel J. Cooley and Sandra A. Cooley, as "Grantees," which expression shall be deemed to include their heirs and assigns.

The Grantor herein was the owner of a parcel of land to which reference may be made herein as "Tract A," described as follows:

A tract of land located in the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ ) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 31, Township 58 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Center Quarter (C $\frac{1}{4}$ ) Corner of said Section 31, said C $\frac{1}{4}$  being located on the south line of a tract of land as described in Sheridan County Book 464 of Deeds at Page 231; thence along the south line of said tract N 89°50'10"W, 937.86 feet to the southwest corner of said tract; thence along the west line of said tract N 0°29'29"E, 1038.14 feet; thence S 89°48'04"E, 2369.44 feet to a point on the east line of a tract of land as described in Sheridan County Book 473 of Deeds at Page 341; thence along said east line S 0°22'46"E, 839.25 feet; thence continuing along said east line S 0°05'21"E 198.35 feet to a point on the south line of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 31; thence along said south line (also being along the south line(s) of that tract as described in book 473, Page 341 and then that tract as described in Book 464, Page 231) N 89°48'04"W, 1446.35 feet to the point of beginning.

The Grantor herein conveyed to the Grantees herein a four-acre portion of the above-described parcel to which reference may be made herein as "Tract B," described as follows:

A tract of land located in the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 31, Township 58 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the north line of a tract of land as described in Sheridan County Book 473 of Deeds at Page 777, said point being located N 26°12'19"W, 1158.39 feet from the Center Quarter (C $\frac{1}{4}$ ) Corner of said Section 31; thence along said north line N 89°48'04"W, 417.42 feet to the northwest corner of said tract; thence along the west line of said tract S 0°29'29"W, 417.43 feet; thence S 89°48'04"E, 417.42 feet; thence N 0°29'29"E, 417.43 feet to the point of beginning.

The Grantees desire for Grantees, their successors in interest and assignees to have ingress and egress to Tract B as described above across and upon a portion of Tract A as described above.

NOW THEREFORE, in consideration of the above and foregoing, and other good and valuable consideration, Grantor does hereby grant unto the Grantees and to their

heirs, successors in interest, and assigns, an easement for ingress and egress to the above-described Tract B located in Sheridan County, and State of Wyoming, to-wit:

A tract of land twenty (20) feet wide located within the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 31, Township 58 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, and also being located within a tract of land as described in Sheridan County Book 473 of Deeds at Page 777, being 10.00 feet on each side of the following describe centerline:

Beginning at a point on the east line of that tract as described in Book 473, Page 777, located N 0°05'21"W, 10.43 feet from the southeast corner of said tract; thence N 73°31'44"W, 96.91 feet ; thence N 60°08'25"W, 370.36 feet; thence N 52°10'03"W, 309.18 feet; thence N 81°53'49"W, 257.01 feet; thence N 72°12'12"W, 164.35 feet; thence N 69°13'20"W, 233.35 feet; thence N 61°52'41"W, 131.36 feet; thence N 59°26'44"W, 302.51 feet; thence N 65°57'51"W, 323.08 feet, lengthening or shortening the side lines of said easement to intersect the boundaries of the above-described 4.00 acre tract, to which reference has been made herein as "Tract B" and that tract as described in Book 473, Page 777.

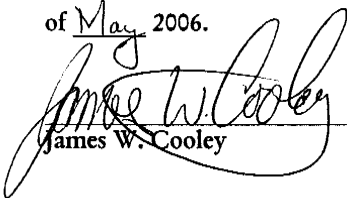
This easement is granted for the purposes of ingress and egress upon and across the real property of Grantor.

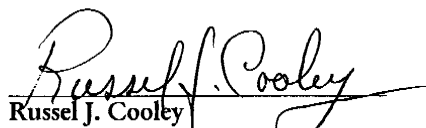
Grantor and Grantees hereby agree as follows:

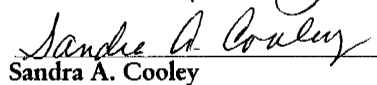
1. The Grantor, his successors in interest and assigns reserve the right to use said property of Grantor at all times.
2. This easement and the covenants herein contained shall be construed as running with the lands for the private use and benefit of the Grantees, their heirs, successors in interest and assigns.
3. This agreement for easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited.

IN WITNESS WHEREOF, the parties hereto have set their hands this 15<sup>th</sup> day

of May, 2006.

  
James W. Cooley

  
Russel J. Cooley

  
Sandra A. Cooley

STATE OF WYOMING )  
 : SS  
COUNTY OF SHERIDAN )

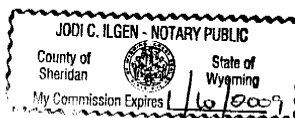
James W. Cooley acknowledged the foregoing instrument before me, this 10<sup>th</sup>  
day of May 2006.

WITNESS MY HAND AND OFFICIAL SEAL.

  
NOTARY PUBLIC

My Commission Expires: 1/10/2009

STATE OF WYOMING )  
 : SS  
COUNTY OF SHERIDAN )



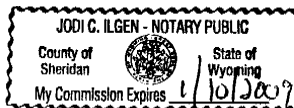
Russel J. Cooley acknowledged the foregoing instrument before me, this 10<sup>th</sup>  
day of May 2006.

WITNESS MY HAND AND OFFICIAL SEAL.

  
NOTARY PUBLIC

My Commission Expires: 1/10/2009

STATE OF WYOMING )  
 : SS  
COUNTY OF SHERIDAN )



Sandra A. Cooley acknowledged the foregoing instrument before me, this 10<sup>th</sup>  
day of May 2006.

WITNESS MY HAND AND OFFICIAL SEAL.

  
NOTARY PUBLIC

My Commission Expires: 1/10/2009

5/11/2006F:\wilcoxmay06\cooleyreas.doc

