

ENCROACHMENT AGREEMENT AND EASEMENT

Hardy H. Tate and Patrice I. Tate, husband and wife (herein "Tates") and Diana Lyn Metz, a single person (herein "Metz"), 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, do hereby agree and grant the following:

1. Tates are the record owners of the following described real estate: The East 20 feet of Lot 12 and the West 40 feet of Lot 13 in lock 5 of Grand View Addition to the City of Sheridan, Sheridan County Wyoming (herein "Tates' Property").
2. Metz is the record owner of the following described real estate: A strip of land situated in Lot 12, Block 5 of Grand View Addition to the City of Sheridan, Wyoming, being 43.85 feet of long and 2.0 feet in width, more particularly described as follows: The West 2.0 feet of the East 20 feet of the South 43.85 feet of Lot 12, Block 5, Grand View Addition to the City of Sheridan, Sheridan County, Wyoming (herein "Metz Property").
3. Metz owns a garage that encroaches upon Tates' Property, as shown on Exhibit "A", attached hereto.
4. The undersigned parties agree that the garage encroachment is permissible and may remain as constructed, to be enlarged, and located for so long as it exists. Tates grant this easement in favor of Metz for the sole purpose of allowing the encroachment to remain on their property as existing and as the addition is to be constructed, as shown on Exhibit "A", attached hereto
5. Metz shall ensure that rain/water drainage from the garage shall be directed onto the Tates' Property.
6. This agreement and easement shall run with the land and bind the undersign parties' heirs and successors.

The Tates shall bear no responsibility or liability to any person or entity using the portion subject to this easement and agreement and Metz indemnify them of the same. This easement shall run with the land.

WITNESS our hands this 20th day of November, 2016.

Hardy H. Tate
Hardy H. Tate

Patrice I. Tate
Patrice I. Tate

Diana Lyn Metz
Diana Lyn Metz

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20th day of November, 2016 by Hardy H. Tate and Patrice I. Tate.

WITNESS my hand and official seal.

Leslie J. Carter
Signature of Notarial Officer
Title: Notary Public

My Commission expires:

December 7, 2018

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20th day of November, 2016 by Diana Lyn Metz.

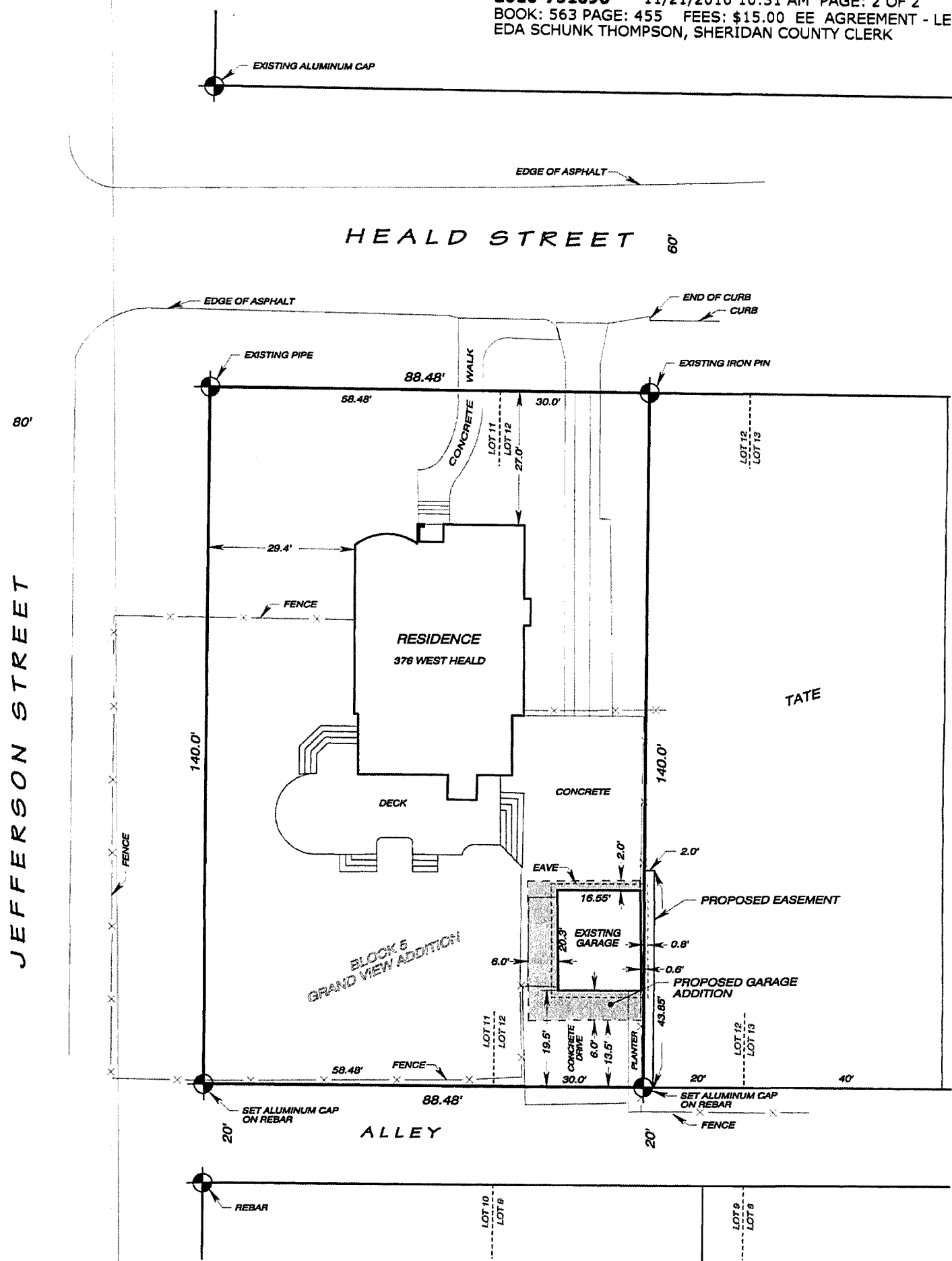
WITNESS my hand and official seal.

Leslie J. Carter
Signature of Notarial Officer
Title: Notary Public

My Commission expires:

December 7, 2018





NO. 2016-731090 AGREEMENT - LEGAL
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 DIANA METZ 376 WEST HELD
 SHERIDAN WY 82801