

BRIDGE EASEMENT

Harry E. Washut, a married man dealing in his sole and separate property (GRANTOR), 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, does hereby grant an easement over and across that Thirty-Seven and One-Half Foot (37.5') wide strip of land described as follows and as illustrated as "Section B" on **Exhibit A**, attached hereto and incorporated herein:

A 37.5'wide access easement located in part of the Lodore 1st addition tract 1 and the adjacent vacated county road, Story Wyoming --- said easement lying 37.5 feet to the right or southeasterly of the following described line:

Beginning at a point on the northwesterly line of a parcel described in a deed filed with the Sheridan County Clerk in Book 513, page 789, said line also being the northwesterly line of the portion of the vacated county road returned to said parcel, said point lying S33°28'29"W, a distance of 40.00 feet from an aluminum cap stamped PLS6812 set as a witness corner to the northwesterly corner of said parcel;

Thence along said line, N33°28'29"E, a distance of 58.00 feet, more or less, to the point of ending at the northwest corner of said parcel.

(herein the "Easement Route").

Grant of Easement For Benefit of Adjacent Lands. Grantor grants this easement across said Easement Routes to and for the benefit of land along and north of North Piney Creek, more specifically described as: Lots 1-4, Block 1 Lodore 1st Addition, Story, Wyoming (herein "Benefitted Lands").

Intent and Purpose of Easement. Grantor's intent and purpose of this easement is to provide appurtenant right to construct and use the Easement Route for a bridge-like structure, to be used for pedestrian traffic only (non-vehicular), and/or improvements to provide a crossing of North Piney Creek, to facilitate access and use to and from each portion of the Benefitted Lands. A bridge for vehicle use is not permitted.

The Easement Route shall be maintained privately and is not a public right-of-way. Neither Grantor, nor its successor owners the lands upon which the Easement Route traverses shall bear any responsibility or liability to any person or entity using the Easement Routes by reason of this easement.

This easement shall run with the land and shall not merge by virtue of the owner of the burdened and benefitted lands being the same, now or hereafter.

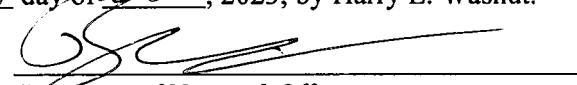
WITNESS my hand this 30 day of October, 2023.


Harry E. Washut

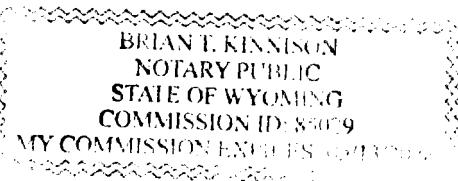
STATE OF WYOMING)
)ss.

COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 30 day of October, 2023, by Harry E. Washut.
WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-73-28







2023-788915 11/17/2023 4:13 PM PAGE: 2 OF 2
FEES: \$15.00 PK EASEMENT
EEDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2023-788915 EASEMENT

EDASCHUNK THOMPSON
WILCOX AGENCY
SHERIDAN WY 82801

NOTE: All information shown based on Record
Information on file with the Sheridan County Clerk

SCALE: 1"=40'

- EASEMENT SIDE LINE
- VACATED COUNTY ROW LINE
- LOT LINE

Cloud Peak Ave. (WY 194)

Rec. No. 2020-757849
Brandon Ray Heller

Chase & Shoni Willcox
Rec. No. 2020-781829

21

162.00
(A)

37.5' Vacated County Road

Harry E. Washut
Book 513 Pg. 789

North Piney Creek

TON