

# PARTY WALL AGREEMENT

This Agreement is made and entered effective the 17<sup>th</sup> day of June, 2024, by and between: Jill M. Terry, as the record owner of Lot 51, Stoneridge Meadows Subdivision Phase II, a subdivision in Sheridan County, Wyoming as recorded in Book S of Plats, Page 164. (herein referred to as "Parcel B"), and James T. Fitzsimmons and Elena B. Fitzsimmons are the record owners of Lot 50, Stoneridge Meadows Subdivision Phase II, a subdivision in Sheridan County, Wyoming as recorded in Book S of Plats, Page 164. (herein referred to as "Parcel A"), who agree, for good and valuable consideration, as follows:

1. ***Declaration of Party Wall Easement.*** The east boundary of Parcel A, and the building constructed thereon, and west boundary of Parcel B, and the building constructed thereon, pass adjacent to the center of a common party wall to be shared by the two buildings -- this common party wall being a common concrete foundation and a common shared wall – all of which shall be deemed the east wall of Parcel A and shall be deemed the west wall of Parcel B (herein the “Party Wall”). The Party Wall is hereby declared to be a party wall and shall remain a party wall hereafter and all record owners of Parcels A and B, and each portion thereof, shall be party to this Agreement and each hereby grants the other an easement for the use of the Party Wall under the agreement set forth herein.

The owner of each and every portion of Parcel A and Parcel B shall have the non-exclusive and shared right to use the Party Wall as a party wall jointly with each other. Such use shall not in any way injure or unduly impair the adjoining building or the property of the other party, and shall not unreasonably impair the party wall benefits and support to which the adjoining building is entitled, unless the other party consents in writing to that use.

2. *Term.* This Agreement shall run with the land.

This Party Wall and Easement Agreement is made effective as of the 17<sup>th</sup> day of June, 2024.

## Lot 50 - 1357 Stoneridge Drive

James T. Fitzsimmons  
James T. Fitzsimmons

STATE OF WYOMNG )  
COUNTY OF SHERIDAN )  
 ) SS

Elena B. Fitzsimmons  
Elena B. Fitzsimmons

The foregoing Party Wall Agreement was acknowledged before me by James T. Fitzsimmons and Elena B. Fitzsimmons this 17<sup>th</sup> day of June, 2024.

Witness my hand and official seal.

My commission expires: 5/23/2029

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## Notary Public

ANNE H. ZIMMERSCHIED  
Notary Public - State of Wyoming  
Commission ID 162771 PAGE 1 OF 2  
My Commission Expires May 23, 2029



2024-792640 6/18/2024 1:06 PM PAGE: 2 OF 2  
FEES: \$15.00 PK AGREEMENT - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Lot 51 – 1355 Stoneridge Drive

Jill M. Terry  
Jill M. Terry

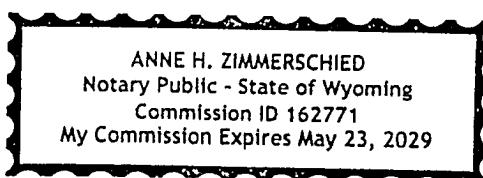
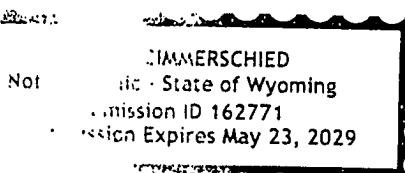
STATE OF WYOMING )  
                          ) SS  
COUNTY OF SHERIDAN )

The foregoing Party Wall Agreement was acknowledged before me by Jill M. Terry this 17<sup>th</sup> day of June, 2024.

Witness my hand and official seal.

Anne H. Zimmerschied  
Notary Public

My commission expires: 5/23/2029



NO. 2024-792640 AGREEMENT - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
DEJA HAYWOOD 161 HIGHWAY 335  
SHERIDAN WY 82801