



2022-779620 6/24/2022 8:58 AM PAGE: 1 OF 4  
FEES: \$21.00 PK AGREEMENT - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### **EASEMENT MODIFICATION AGREEMENT**


Greg Townsend and Holly Townsend, husband and wife (herein "Townsend") and Randal Scot Huckeba and Stacie Kane Huckeba, husband and wife (herein "Huckebas") do hereby agree, for good and valuable consideration, the receipt of which is acknowledge, to the following:

1. Townsends own real property in Sheridan County, Wyoming that is benefitted/burdened by existing easement(s): that *Road Easement* recorded on November 17, 2000, in Book 419 at Page 139 in the Sheridan County Clerk's office, as modified by that *Modification of Road Easement* recorded on February 14, 2011, in Book 523 at Page 280 in the Sheridan County Clerk's office (collectively hereinafter the "Existing Easement").
2. Huckebas own real property as the successors in interest to lands benefits/burdened by the Existing Easement, over which the easement route described in Existing Easement traverses to provide ingress and egress to Townsends.
3. Townsends and Huckebas are the only parties with rights and obligations under the Existing Easement.
4. Huckebas are subdividing and platting their lands as "Oxbow Ranch", a subdivision in Sheridan County, as shown on that Final Plat recorded on JUNE 24, 2022, in Plat No. 0, Page 24, in the Sheridan County Clerk's office (herein "Oxbow Ranch Subdivision"). **DOCUMENT NUMBER: 2022-779617**
5. Part of the Oxbow Ranch Subdivision is that new roadway route described thereon as Oxbow Ranch Road.


Townsends and Huckebas agree that the route of the easement previously described in the Existing Easement is hereby vacated and released, and, in its place, the Existing Easement shall provide the rights described therein over, across and along Oxbow Ranch Road, as set forth in that Final Plat of Oxbow Ranch Subdivision.

It is the Townsends' and Huckebas' intent and purpose of this Agreement to provide the non-exclusive right of ingress and egress along the platted route of Oxbow Ranch Road and no other route previously described in the Existing Easement.

WITNESS our hands this 19 day of January, 2022.

  
Greg Townsend

  
Holly Townsend

  
Randal Scot Huckeba

  
Stacie Kane Huckeba



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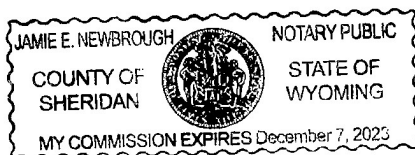
STATE OF WYOMING     )  
                                      )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 20 day of January, 2022, by Greg  
TOWNSEND.

WITNESS my hand and official seal.

Jamie E Newbrough  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 12/7/2023





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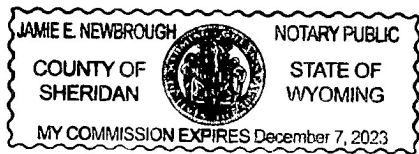
STATE OF WYOMING     )  
                                      )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 20 day of January, 2022, by Holly Townsend.

WITNESS my hand and official seal.

Jamie E Newbrough  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 12/7/2023



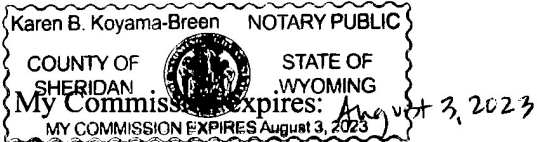


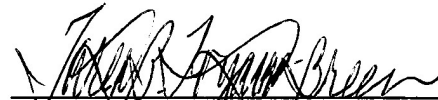
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STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 24<sup>th</sup> day of January, 2022, by Randal Huckeba  
and Stacie Huckeba

WITNESS my hand and official seal.



  
\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

**NO. 2022-779620 AGREEMENT - LEGAL**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PRESTFELDT SURVEYING 2340 WETLANDS DR  
SHERIDAN WY 82801