



UTILITY EASEMENT

FRANCES J. CARSON AND SHIRLEY JEAN DONALDSON, SUCCESSOR TRUSTEES OF THE ROBERT T. CARSON AND FRANCES J. CARSON TRUST DATED APRIL 17, 1991, (herein referred to as "Grantors"), hereby grant unto GREG TOWNSEND and HOLLY WILSON TOWNSEND, husband and wife, and CHARLES S. WILSON and DONNA O. WILSON, husband and wife, (herein referred to as "Grantees", an easement for the installation of a water line and telephone line as follows:

Grantors are the owners of the following described lands, which are located in Sheridan County, Wyoming, to-wit:

A tract of land being all that portion of the West Half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$) and the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$) of Section 32, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, lying south of the south right of way of State Highway No. 331 (Big Goose Road) and also lying north of the following described boundary line:

Beginning at a point on the east line of said $W\frac{1}{2}SE\frac{1}{4}$, located $N1^{\circ}45'08''W$, 1625.99 feet from the East One-Sixteenth Corner between said Section 32 and Section 5, T55 N, R84W, said point being on the center of Big Goose Creek; thence along the center of Big Goose Creek the following bearings and distances: $N44^{\circ}19'18''W$, 354.92 feet; thence $S 70^{\circ}38'54''W$, 271.40 feet; thence $S 1^{\circ}53'35''W$, 213.08 feet; thence $S 42^{\circ}49'57''W$, 288.58 feet; thence $S 1^{\circ}01'21''E$, 173.18 feet; thence $S 48^{\circ}53'42''E$, 106.47 feet; thence leaving said center of Big Goose Creek West, 686.26 feet to a point on the West line of said $W\frac{1}{2}SE\frac{1}{4}$,

EXCEPTING THEREFROM the following tracts of land:

(1) A tract of land containing 5.2 acres out of the $SW\frac{1}{4}NE\frac{1}{4}$ of said Section 32, described as follows: Beginning at a point on the East line of the $W\frac{1}{2}NE\frac{1}{4}$ of said Section 32, 1730 North of the Southeast corner of the $NW\frac{1}{4}SE\frac{1}{4}$ of said Section 32; thence $N. 89^{\circ}50'W$, 400 feet, thence $N. 13^{\circ}10'W$, 460 feet to a point on the center line of the existing State Highway, thence $N. 77^{\circ}00'E$ along said center line 500 feet to a point on the East line of said $W\frac{1}{2}SE\frac{1}{4}$, thence South along said East line a distance of 570 feet to the point of beginning.

(2) A tract of land situated in the $SW\frac{1}{4}NE\frac{1}{4}$ and $NW\frac{1}{4}SE\frac{1}{4}$ of said Section 32, described as follows: Beginning at a point on the Southerly right of way line of the Wyoming State Secondary Highway, which is located $S 49^{\circ}31'E$ 1720 feet from the NW corner of the $SE\frac{1}{4}NW\frac{1}{4}$ of said Section 32, thence $S 3^{\circ}28'E$ 317.4 feet, thence $N 73^{\circ}43'E$ 452.4 feet, thence $N 15^{\circ}19'W$ 96.7 feet, thence $S 75^{\circ}11'W$ 41 feet, thence $N 56^{\circ}17'W$ 104.2 feet, thence $N 31^{\circ}41'W$ 202 feet to a point on the Southerly right of way line of said Wyoming State Secondary Highway, thence $S 57^{\circ}56'W$ 230.7 feet, along said right of way to the point of beginning.

Said tract contains 51 acres, more or less.



Grantees are the owners of the following described lands, which are also located in Sheridan, Wyoming, to-wit:

A tract of land located in the West Half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$) of Section 32, Township 56 North, Range 84 West and in the West Half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$) of Section 5, Township 55 North, Range 84 West, all of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Center Quarter Corner of said Section 5; thence N $0^{\circ}36'39''$ W, 1303.63 feet to an iron pin at an existing fence corner; thence N $2^{\circ}23'19''$ W, 1412.78 feet to the North Quarter Corner of said Section 5;; thence along the west line of the $SW\frac{1}{4}SE\frac{1}{4}$ of said Section 32 N $2^{\circ}14'40''$ W, 1134.11 feet; thence East 686.26 feet to a point on the center of Big Goose Creek; thence along the Center of Big Goose Creek the following bearings and distances: N $48^{\circ}53'42''$ W, 106.47 feet; thence N $1^{\circ}01'21''$ W, 173.18 feet; thence N $42^{\circ}49'57''$ E, 288.58 feet; thence N $1^{\circ}53'35''$ E, 213.08 feet; thence N $70^{\circ}38'54''$ E., 271.40 feet; thence S $44^{\circ}19'18''$ E, 354.92 feet to a point on the east line of said $W\frac{1}{2}SE\frac{1}{4}$ of Section 32; thence leaving said center of Big Goose Creek and along the east line S $1^{\circ}45'08''$ E, 1625.99 feet to the East One-Sixteenth Corner between said Section 32 and said Section 5; thence along the east line of said $W\frac{1}{2}NE\frac{1}{4}$ of Section 5 S $0^{\circ}59'45''$ E, 2727.05 feet to the Center East One-Sixteenth Corner of said Section 5; thence along the East-West Centerline of said Section 5 S $89^{\circ}59'23''$ W, 1290 .15 feet to the point of beginning, said tract containing 125.03 acres, more or less.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby convey to Grantees two (2) non-exclusive easements, one for the installation and maintenance of one (1) water line and one for the installation and maintenance of one (1) telephone line. The easements shall be sixteen (16) feet wide, lying eight (8) feet on either side of a center line which are described on two (2) documents, both of which are marked "Exhibit A", and are attached hereto. The easements are shown on two (2) Surveyor's Certificates, both of which are marked "Exhibit B", and are attached hereto. The water line will be buried no less than six (6) feet, and the telephone line will be buried no less than four (4) and both will be buried with a tracer line or other means of locating said line. Grantees will bore under the driveway from the lane into Grantors' house for the installation of the lines. Grantors will also bore under the main road to install the water service line from the water main and to install the telephone service line from the telephone pedestal. During all such installation or maintenance operations, the topsoil shall be set aside, and when the trench is backfilled, the top soil shall be put back on top. The back filled material shall be properly compacted and the surface shall be reclaimed with grass similar to the grass that covers the surrounding area.



The Agreement set forth above shall be binding upon the parties hereto, their successors and assigns. It is the intent of the parties that this Agreement shall run with the lands and be binding upon the lands and that it not be personal to the owners of the land.

Dated this 28th day of January, 2011.

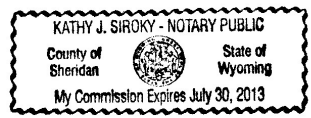
Frances J. Carson
 Frances J. Carson, Trustee of the Robert T. Carson and Frances J. Carson Trust dated April 17, 1991

Shirley Jean Donaldson
 Shirley Jean Donaldson, Trustee of the Robert T. Carson and Frances J. Carson Trust dated April 17, 1991

STATE OF Wyoming)
 : ss.
 County of Sheridan)

The above and foregoing Utility Easement was signed and acknowledged before me this 28th day of January, 2011 by Frances J. Carson, Trustee of the Robert T. Carson and Frances J. Carson Trust dated April 17, 1991.

WITNESS my hand and official seal.



Kathy J. Siorky
 Notary Public

My Commission expires: July 30, 2013

STATE OF Wyoming)
 : ss.
 County of Campbell)

The above and foregoing Utility Easement was signed and acknowledged before me this 26th day of January, 2011 by Shirley Jean Donaldson, Trustee of the Robert T. Carson and Frances J. Carson Trust dated April 17, 1991.

WITNESS my hand and official seal.



Paula Olson
 Notary Public

My Commission expires: 11-3-2014



EXHIBIT "A"

Record Owners: Frances J. Carson & Shirley Jean Donaldson, Trustees
September 30, 2010

Re: 16.0' Waterline Easement

A waterline easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NW1/4SE1/4, Section 32, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southeast corner of said Section 32 (Monumented with a 3-1/4" Brass Cap per PLS 529); thence N41°53'04"W, 2487.26 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of a tract of land described in Book 419 of Deeds, Page 144; thence N16°51'56"W, 115.28 feet along said centerline to a point; thence N03°07'15"W, 227.23 feet along said centerline to a point; thence N16°44'02"W, 276.85 feet along said centerline to a point; thence S71°47'51"W, 38.59 feet along said centerline to a point; thence N18°15'41"W, 20.72 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the centerline of an existing waterline easement described in Book 466 of Deeds, Page 284, and being S83°48'47"W, 1782.57 feet from the east quarter corner of Section 32 (Monumented with a 3-1/4" Aluminum Cap per PLS 2615). Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said waterline easement contains 10,860 square feet of land, more or less, and is subject to any right-of-way and or easements, reservations and encumbrances which have been legally acquired.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "A"

Record Owners: Frances J. Carson & Shirley Jean Donaldson, Trustees
September 30, 2010

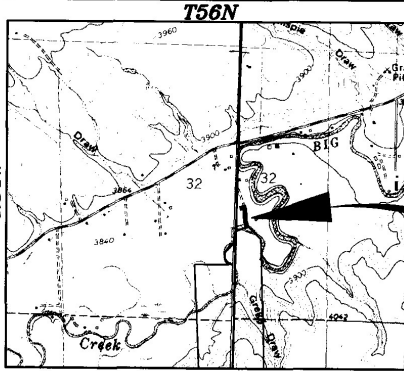
Re: 16.0' Telecommunications Easement to QWEST Communications, and or any of their respective successors and assigns.

A telecommunications easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NW1/4SE1/4, Section 32, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southeast corner of said Section 32 (Monumented with a 3-1/4" Brass Cap per PLS 529); thence N41°53'04"W, 2487.26 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of a tract of land described in Book 419 of Deeds, Page 144; thence N16°51'56"W, 115.28 feet along said centerline to a point; thence N03°07'15"W, 227.23 feet along said centerline to a point; thence N16°44'02"W, 52.55 feet along said centerline to a point; thence S73°15'58"W, 92.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S75°52'31"W, 1807.20 feet from the east quarter corner of Section 32 (Monumented with a 3-1/4" Aluminum Cap per PLS 2615). Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said telecommunications easement contains 7,790 square feet of land, more or less, and is subject to any right-of-way and or easements, reservations and encumbrances which have been legally acquired.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



LOCATION MAP

SCALE: 1"=3000'

EXHIBIT "B"

EASEMENT



SCALE: 1"=100'

BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
 DAF: 1.000235
 DISTANCES ARE SURFACE

LEGEND:

- FOUND 3-1/4" BRASS CAP PER PLS 529
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (C) CALCULATED
- (R) RECORD
- PROPERTY/DEED LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - APPROXIMATE TOP OF BANK
- - - CENTERLINE TELECOMMUNICATIONS EASEMENT
- - - EASEMENT LINE
- TELECOMMUNICATIONS EASEMENT

RECORD OWNERS:
 FRANCES J. CARSON &
 SHIRLEY JEAN DONALDSON,
 TRUSTEES
 (BOOK 498, PAGE 421)

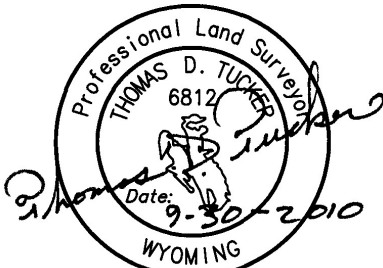
RECORD OWNERS:
 GREG TOWNSEND &
 HOLLY WILSON TOWNSEND(1/2
 INTEREST) AND CHARLES S. & DONNA
 O. WILSON(1/2 INTEREST)
 (BOOK 419, PAGE 144)

TOTAL AREA= ±7,790 S.F.
 TOTAL RODS= ±29.5
 TOTAL LENGTH= ±487.06'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
 COUNTY OF SHERIDAN :ss

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
 STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS
 ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

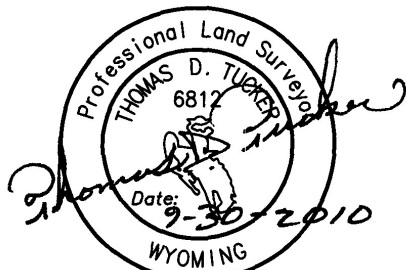
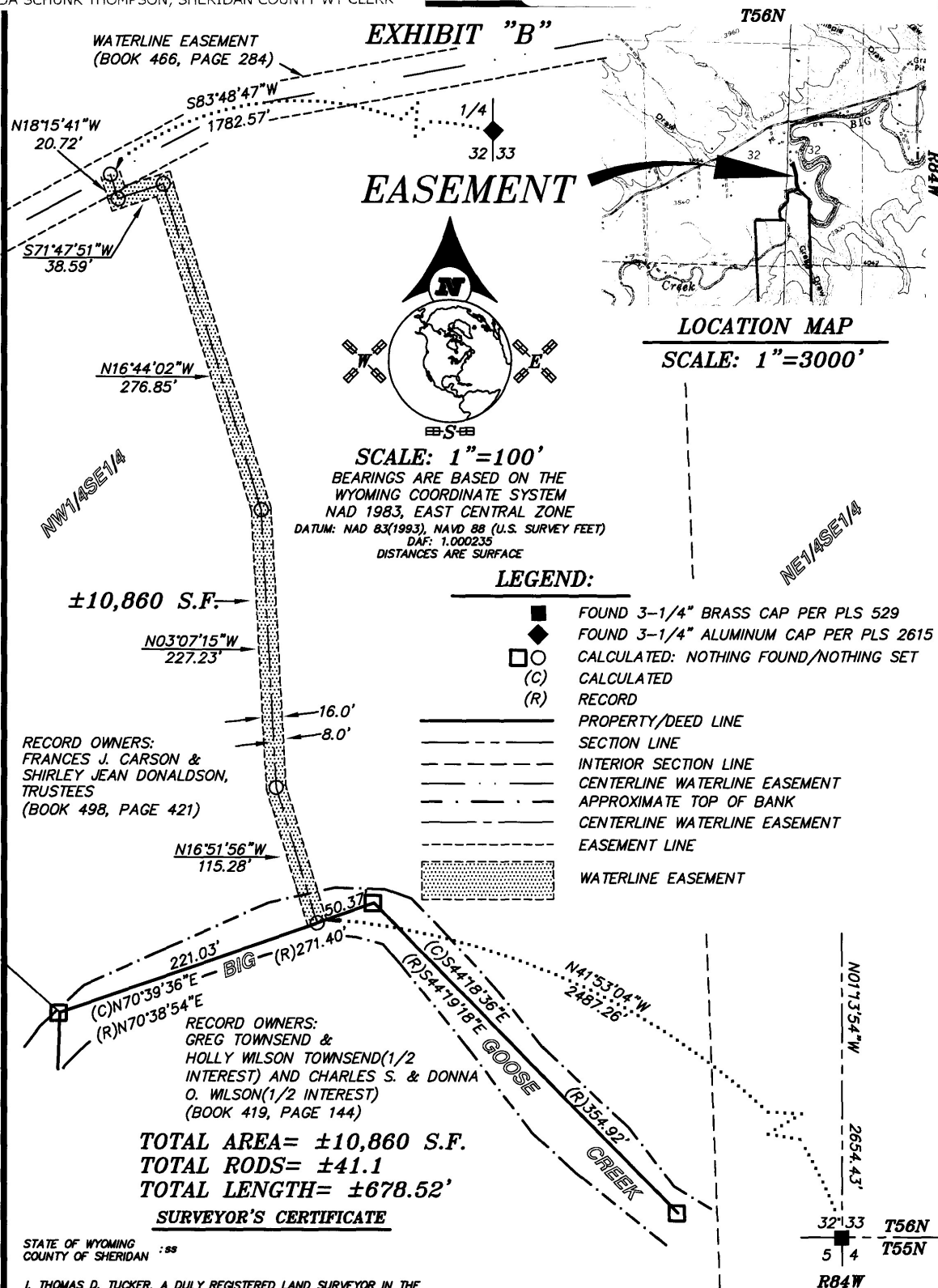
EXHIBIT "B" 16.0' TELECOMMUNICATIONS EASEMENT

CLIENT: GREG & HOLLY WILSON TOWNSEND
 LOCATION: NW1/4SE1/4, SECTION 32, T56N R84W,
 SHERIDAN COUNTY, WYOMING.



PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000

JN: 2010079
 DN: 2010079-QWEST
 PF: T2009130
 SEPTEMBER 28, 2010



RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 2010079
DN: 2010079-SAWS
PF: T2009130
SEPTEMBER 28, 2010

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