

2017-738043 10/12/2017 12:55 PM PAGE: 1 OF 1
 BOOK: 569 PAGE: 651 FEES: \$12.00 SM EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ACCESS and UTILITY EASEMENT

THIS ACCESS EASEMENT, made this 12 day of October, 2017, by and between PILCH AND SONS, a Wyoming general partnership, hereinafter referred to as "Grantor"; and PILCH POND, LLC, a Wyoming limited liability company, of Sheridan County, Wyoming, hereinafter referred to as "Grantee";

WITNESSETH, That:

In and for the consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, and the covenants and agreements herein contained, the Grantor has this day bargained, sold, conveyed, transferred and delivered, and by these presents does bargain, grant, sell, convey, transfer and deliver unto the Grantee, its successors and assigns, a non-exclusive access and utility easement for ingress and egress to and from the following described lands situate in Sheridan County, Wyoming, to-wit:

A tract of land in the NE¼ of Section 16, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the westerly line of said NE¼ of Section 16, said point being located N0°55'59"E, 1088.11 feet from the southwest corner of said NE¼ of Section 16; thence along said westerly line, N9°5'59"E, 177.97 feet; thence N0°57'31"E, 1137.82 feet to the southerly right of way line of Sheridan County Road No. 72; thence leaving said westerly line along said right of way line, S88°33'09"E, 367.27 feet; thence through a curve to the right having a radius of 1402.39 feet, a central angle of 26°50'55" and chord, S75°07'43"E, 651.15 feet; thence S61°42'19"E, 429.21 feet; thence S0°58'22"W, 101.51 feet; thence S65°14'57"E, 99.12 feet to the westerly line of Broken Acres Minor Subdivision; thence leaving said southerly right of way line along said westerly line, S0°58'22"W, 813.31 feet; thence leaving said westerly line, N89°12'18"W, 1471.05 feet to the point of beginning. Said tract contains 40.30 acres, more or less.

Said easement granted herein is more particularly described as follows:

An access easement and appurtenances over and across the lands of Grantor as follows:

The East sixty feet (60') of the tract described in Book 458, Page 613, records of Sheridan County, Wyoming.

This easement shall include the right to install, maintain, repair and replace utilities and shall be construed as an easement running with and appurtenant to the above-described lands.

Grantor reserves unto itself, its successors and assigns, the right to utilize said access easement and further to grant the right to use said access easement to third parties.

TO HAVE AND TO HOLD said easement and right-of-way, forever unto the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

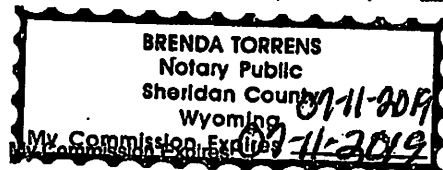
GRANTOR:

PILCH AND SONS, a Wyoming general partnership

By: 
 THOMAS J. PILCH, Managing Partner

STATE OF WYOMING)
) ss.
 County of Sheridan)

The foregoing instrument was acknowledged before me by THOMAS J. PILCH, Managing Partner of PILCH AND SONS, a Wyoming general partnership, who acknowledged said instrument to be the free act and deed of said partnership this 12 day of October, 2017.



Witness my hand and official seal.

 Notary Public

NO. 2017-738043 EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 CINDY PILCH WILL PICK UP