

EASEMENT DEED

THIS AGREEMENT, made this day by and between VERNON K. BOE and GERALDINE G. BOE, husband and wife, hereinafter called First Parties, and WALTER DAVIS and EDEL S. DAVIS, husband and wife; MERVIN L. BUCKINGHAM and ELFA BUCKINGHAM, husband and wife; and ABE L. MITCHELL and DANAY B. MITCHELL, husband and wife, hereinafter called Second Parties:

WITNESSETH THAT:

In consideration of the sum of One Dollar in hand paid, receipt whereof is hereby acknowledged, and also in consideration of an easement to be granted to First Parties by Second Parties for a roadway over lands that have been or will be purchased by Second Parties from First Parties; the First Parties have this day bargained and sold, and by these presents do hereby grant, bargain, sell, convey, transfer and deliver unto the Second Parties the permanent easement and right of way for the following purposes, namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, build, maintain, repair and rebuild a road or highway, together with such bridges, culverts, ramps and cuts as may be necessary on, over, and across the ground embraced within the right of way hereinafter described, which is located within the boundaries of a tract or parcel of land situated in the County of Sheridan, State of Wyoming, and briefly described as being situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 8, Township 53 North, Range 83 West of the Sixth Principal Meridian.

The easement and right of way hereby granted covers a strip of land thirty (30') feet in width across the above described land; the center line of said strip of land is more particularly located and described as

follows:

Commencing at a point of beginning located S 64° 27' E a distance of 1142 feet from the Northwest corner of the said ~~section~~; thence North a distance of 45 feet to a point; thence S 87° E, a distance of 112 feet to a point; thence N. 62° E, a distance of 33 feet to a point; thence North, a distance of 45 feet to a point; thence N 76° 15' W, a distance of 185 feet to a point; thence N 59° W a distance of 122 feet to an ending point on the East Boundary Line of that 10.6 acre tract of land which has been or will be conveyed by First Parties to Second Parties and which point of ending is S 1° 26' E a distance of 305.3 feet from the Northeast corner of said 10.6 acre tract; all in Section 5, Township 53 North, Range 23 East of the Sixth Principal Meridian in Sheridan County, Wyoming.

To have and to hold the said easement and right of way unto the Second Parties and unto their successors, heirs, transferees and assigns forever.

The First Parties hereby covenant with the Second Parties that they are lawfully seized and possessed of the aforesaid tract of land over which said easement is located.

The First Parties shall fully and lawfully own the aforesaid premises, except as to the rights herein granted; and the Second Parties hereby agree to hold and save the First Parties harmless from any and all claims, damages, losses and expenses from their use of the right, easement, or right of way herein granted and agree to pay and defend all claims, damages, losses and expenses that may arise to the property, premises or interests of the First Parties through Second Parties and their successors, heirs, transferees and assigns of the rights herein granted.

WITNESS our hand and seal this 10th day of

1920.

Walter Davis

Edel S. Davis  
Walter Davis and Edel S. Davis

Mervin L. Buckingham

Elfa Buckingham  
Mervin L. Buckingham and  
Elfa Buckingham

Abe L. Mitchell

Daisy B. Mitchell  
Abe L. Mitchell and  
Daisy B. Mitchell

Second Parties

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS

On this 13<sup>th</sup> day of December, 1930,  
me personally appeared VERNON K. BOH and WILLIAM G. BOH,  
husband and wife, to me known to be the persons described  
in and who executed the foregoing instrument, and acknowledged  
that they executed the same as their free act and deed.

Cristian J. Riddle  
Notary Public

My commission expires on the 1<sup>st</sup> day of December, 1931.

STATE OF Arizona }  
COUNTY OF Maricopa } SS

On this 27 day of December, 1930,  
me personally appeared WILLIAM G. BOH and WILLIAM G. BOH,  
husband and wife, to me known to be the persons described  
in and who executed the foregoing instrument, and acknowledged  
that they executed the same as their free act and deed.

My commission expires on the 1<sup>st</sup> day of December, 1931.

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STATE OF WYOMING }  
COUNTY OF SHERIDAN) SS

On this 15<sup>th</sup> day of December, 1960, before me personally appeared MERVIN L. SULLIVAN and his wife, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Antony J. Radell  
Notary Public

My commission expires on the 1st day of December, 1962

STATE OF WYOMING }  
COUNTY OF SHERIDAN) SS

On this 14<sup>th</sup> day of December, 1960, before me personally appeared AME L. MICHIEL and Henry S. MICHIEL, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Antony J. Radell  
Notary Public

My commission expires on the 1st day of December, 1962