

QUITCLAIM DEED WITH RESERVATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that GEORGE W. LIGERSKI, an unmarried man, Grantor, of the County of Sheridan, State of Wyoming, in consideration of the sum of Ten and More Dollars (\$10.00+) to him in hand paid by T. R. SHELBY and EMILY SHELBY, husband and wife, as tenants by the entireties, Grantees, whose address is 23 Timm Place, Sheridan, Wyoming 82801, the receipt whereof is hereby confessed and acknowledged, has remised, released and quitclaimed and by these presents does for himself and his heirs, executors and administrators, remise, release and quitclaim unto the said Grantees, their heirs and assigns, such right, title, interest, property and possession as he has in the surface of the lands described below, except as set forth in the reservation of easement set forth below, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Beginning at the southeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N02°22'11"W, 613.74 feet along the east line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point on the south right-of-way line of Leopard Street; thence S89°35'43"W, 17.69 feet along said south right-of-way line to a point on a fence line; thence along said fence line S00°59'56"E, 214.30 feet to a point; thence S22°24'13"W, 118.17 feet to a point; thence S00°47'16"E, 450.98 feet to a point in the centerline of Big Goose Creek; thence along said centerline of Big Goose Creek N72°45'32"E, 85.35 feet to a point; thence N01°24'24"E, 136.11 feet to the point of beginning.

Said tract contains 1.00 acres more or less.

Basis of Bearing is Wyoming State Plane.

RESERVING, HOWEVER, TO GRANTOR, his heirs, successors in interest and assigns, a nonexclusive easement for ingress and egress to the lands described on Exhibit A, attached hereto and incorporated herein by reference; said easement being more particularly described as follows:

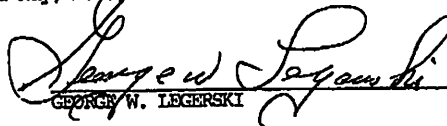
Beginning at a point on the east line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, said point being N02°22'11"W, 292.81 feet from the southeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N02°22'11"W, 320.93 feet along said east line to a point on the south right-of-way line of Leopard Street; thence S89°35'43"W, 17.69 feet along said south right-of-way line to a point on a fence line; thence S00°59'56"E, 214.30 feet to a point; thence S22°24'13"W, 118.17 feet along said fence line to a point; thence N87°37'48"E, 72.33 feet to the point of beginning.

Said easement contains 0.22 acres more or less.

This nonexclusive easement for ingress and egress is reserved upon the following conditions and understanding:

- a. Grantor retains the right to use and go upon said easement at all reasonable times and places, to grant permission for others to do so and to increase his use thereof or his permittees' use thereof at any time and from time to time.
- b. No building or improvements, other than paving, shall be constructed or placed upon the easement without Grantor's consent.
- c. Grantor assumes no responsibility for maintenance of the easement or roadway placed upon the easement but may do so if he wishes. Grantees are authorized to maintain the roadway but shall take no action which shall make Grantor's use thereof impractical or impossible or is inconsistent with this reservation of easement for ingress and egress to Grantor.

IN WITNESS WHEREOF, GEORGE W. LEGERSKI has hereunto set his hand and seal this 5th day of May, A.D. 1987.

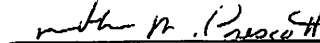

GEORGE W. LEGERSKI

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by GEORGE W. LEGERSKI, this 5th day of May, 1987.

WITNESS my hand and official seal.




Notary Public

My Commission expires: 10-22-90

EXHIBIT A

TOWNSHIP 56 NORTH, RANGE 84 WEST of the 6th P.M.
Section 33: A tract of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ and the
NW $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Beginning at a point, said point being the
intersection of the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 33
and the South right of way line of the State Secondary Highway
and said point being also in the center of the County Road
going South; thence South 1865 feet, more or less, to the
center of Big Goose Creek, thence generally up the center
of said Creek West 225 feet to a point, thence N. 17° 00'
W. 760 feet to a point, thence N. 66° 40' W. 440 feet to a
point, thence N. 1° 35' E. 300 feet to a point, thence
N. 37° 05' E. 280 feet, thence N. 45° 25' W. 225 feet,
more or less, to a point on the South right of way line of
said Highway, thence Northeasterly along said South right
of way line a distance of 880 feet, more or less, to the
point of beginning.

All situated in Sheridan County, Wyoming.