
GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this 30 day of May, 2008, by and between Raymond L. Abe and Sandra K. Abe, Grantors, and Keith E. Geringer and Allyson J. Anderson, Joint Tenants with rights of survivorship, Grantees.

WITNESSETH:

WHEREAS, Grantors, Raymond L. Abe and Sandra K. Abe, are the owners of certain property (the "Burdened Property") located in the County of Laramie, State of Wyoming, more particularly described as follows:

All of Tract 28, Mountain Meadows Subdivision, Second Filing, Laramie County, Wyoming, EXCEPT that portion more particularly described as follows:

Commencing at the Northwest corner of said Tract 28; thence N. 55°29'56" E., along the Northerly line of said Tract 28, a distance of 340.30 feet; thence S. 23°51'29" E., a distance of 297.69 feet; thence S. 60°51'53" W., a distance of 282.67 feet to a point on the Westerly line of said Tract 28; thence N. 35°20'18" W., along said Westerly line, a distance of 266.17 feet to the point of beginning. Containing 2.00 acres more or less, and subject to easements, covenants and restrictions of record.

WHEREAS, Grantors, Raymond L. Abe and Sandra K. Abe, is the owner of certain property (the "Easement Tract") located within the "Burdened Property" in the County of Laramie, State of Wyoming, more particularly described as follows:

A 10 foot easement centered on the following described line: Commencing at the Northwest corner of said Tract 28, thence N. 55°29'56" E., along the northerly line of said Tract 28, a distance of 340.30 feet; thence S. 23°51'29" E., a distance of 243.88 feet to the TRUE POINT OF BEGINNING; thence along an easement centerline N. 63°51'04" E., a distance of 45.30 feet and said centerline there terminating,

and is willing to grant an easement over and upon the said Easement Tract for the use and benefit of the property herein described which is owned by Grantees subject to certain conditions as hereinafter set forth, and

WHEREAS, Grantees, Keith E. Geringer and Allyson J. Anderson, are the owners of certain real property together with all improvements thereon (the "Benefitted Parcel") located in the County of Laramie, State of Wyoming, more particularly described as follows:

A tract of land being a portion of Tract 28, Mountain Meadows Subdivision, Second Filing, Laramie County, Wyoming, more particularly described as follows:

Commencing at the Northwest corner of said Tract 28; thence N. 55°29'56" E., along the Northerly line of said Tract 28, a distance of 340.30 feet; thence S. 23°51'29" E., a distance of 297.69 feet; thence S. 60°51'53" W., a distance of 282.67 feet to a point on the Westerly line of said Tract 28; thence N. 35°20'18" W., along said Westerly line, a distance of 266.17 feet to the point of beginning. Containing 2.00 acres more or less, and subject to easements, covenants and restrictions of record.

WHEREAS, the Benefitted Parcel has been granted the use of that certain water well (Permit No. 176088 a/k/a Abe #3) and all water rights associated therewith have been conveyed with and become part of the Benefitted Parcel and Grantees desire to obtain an easement over, under and upon the Easement Tract to provide a means of ingress and egress across the Burdened Parcel to transport water from and maintain the aforesaid water well located on the Burdened Parcel.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors and Grantees do hereby agree as follows

1. Grantors do hereby grant and convey unto Grantees an easement over, under and upon the Easement Tract for the benefit of the Benefitted Parcel. Said easement shall be 10.00 feet in width and centered upon the line described below for a well and water line easement, and all other uses not inconsistent therewith. The Easement Tract is described as follows:

A 10 foot easement centered on the following described line:
Commencing at the Northwest corner of said Tract 28, thence N. 55°29'56" E., along the northerly line of said Tract 28, a distance of 340.30 feet; thence S. 23°51'29" E., a distance of 243.88 feet to the TRUE POINT OF BEGINNING; thence along an easement centerline N. 63°51'04" E., a distance of 45.30 feet and said centerline there terminating,

2. This easement shall be perpetual and shall be appurtenant to the Benefitted Parcel. The easement may be used by and is granted for the use and benefit of Grantees and its heirs, successors, representatives, assigns, lessees, guests and invitees.

3. Grantees, or Grantees' successors in interest, shall have the obligation to maintain the easement in its natural state and shall have all liability and responsibility for loss, injury or damage arising or resulting from the use or occupancy of the Easement Tract.

4. The easement herein granted may not be encumbered by structures

5. Grantors shall not impair the quality of said easement nor interfere with its use.

6. Grantees' use of the easement shall be for the purposes stated herein and no other.

7. This Grant of Easement shall be binding upon and inure to the benefit of the Grantors and Grantees and their respective heirs, successors, representatives and assigns, and shall be deemed to run with the lands affected and benefited.

IN WITNESS WHEREOF, the parties have executed this Grant of Easement as of the date and year first above written.

GRANTORS:


Raymond L. Abe


Sandra K. Abe

GRANTEES:

Keith E. Geringer
Keith E. Geringer

Allyson J. Anderson
Allyson J. Anderson

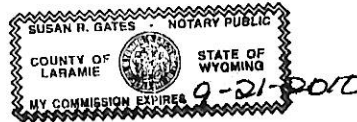
STATE OF WYOMING)
)ss.
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by Raymond L. Abe and Sandra K. Abe, this 30 day of May, 2008.

Witness my hand and official seal.

Susan R. Gates
Notary Public

My Commission expires: 9-21-2010



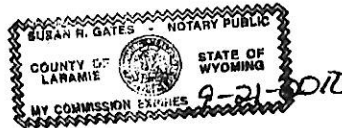
THE STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by Keith E. Geringer, this 30 day of May, 2008.

Witness my hand and official seal.

Susan R. Gates
Notary Public

My Commission Expires: 9-21-2010



THE STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by Allyson J. Anderson, this 30 day of May, 2008.

Witness my hand and official seal.

Susan R. Gates
Notary Public

My Commission Expires: 9-21-2010

