

ROADWAY AND UTILITY EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that Roberta Porter, Robert L. Gill and Elizabeth Lockhart, Co-Trustees of the Robert Bruce Porter Trust under Trust Agreement dated September 13, 1966, Robert L. Gill, a married man, dealing with his sole and separate property, and Elizabeth Lockhart, a married woman, dealing with her sole and separate property, and Roliz Limited Liability Company, a Wyoming limited liability company, of P.O. Box 3456, Jackson, Wyoming 83001, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it, in hand paid, receipt whereof being hereby acknowledged, does hereby grant and convey unto the Teton County School District #1, a Municipal Corporation of the State of Wyoming, of P.O. Box 568, Jackson, Wyoming 83001, GRANTEE, a non-exclusive roadway and utility easement for access, ingress and egress, to and roadway purposes and for underground utility purposes over, across and under the following described parcel, to-wit:



See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with the right to construct, maintain, improve and repair the said utilities and roadway for access, ingress, egress and utility purposes.

The within grant is intended to be an easement running with the land and shall be appurtenant to the lands of Grantee situate in the S1/2, Section 6, T40N, R116W, Teton County, Wyoming, and shall be perpetual for so long as it may be used for roadway, access and utility purposes for the property to which it is appurtenant.

Grantor specifically reserves the right to relocate the easement contained herein and any roadway or utilities constructed therein at Grantor's sole cost and expense in the event Grantor should for any reason in the sole discretion of Grantor, or its successors, require such a relocation of easement. In the event of such relocation, the easement shall be to a location which provides comparable or superior access to the property to which the easement is appurtenant, including the construction or reconstruction of any roadways or utilities located within the easement which require relocation as a result of the relocation of the easement. All such construction or reconstruction and relocation shall be at the sole cost and expense of Grantor. All work to be

Grantor: PORTER, ROBERTA ET AL TRUSTEE*
Grantee: TETON COUNTY SCHOOL DISTRICT*
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V Jolynn Coonce, Teton County Clerk fees: 20.00
By JULIE HODGES Deputy

accomplished in conjunction with the relocation of the easement and/or the roadway and utilities shall be accomplished in such a way as to maintain reasonable access and utility services at all times to the property to which this easement is appurtenant.

The Grantee hereby agrees that it will, in conjunction with others having the right of use of the access easement hereinabove described, be responsible for the maintenance, snow removal and repair of any roadway constructed within the easement granted herein.

Grantor shall have the right to utilize the property subject to the easement at all times until such time as a roadway shall be constructed therein and thereafter shall have the right to continue to use the property subject to the easement for all purposes including, but not limited to, grazing, hay production or other agricultural uses which do not interfere with Grantee's rights conveyed herein.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of November, 1997, hereby waiving and relinquishing any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Patricia Gill, wife of Robert L. Gill, and Kelly Lockhart, husband of Elizabeth Lockhart, having joined herein in their individual capacities for the purpose of waiving homestead rights.

GRANTOR:

ROBERT BRUCE PORTER TRUST

BY: Roberta Porter
Roberta Porter, Trustee

BY: Robert L. Gill
Robert L. Gill, Trustee

BY: Elizabeth Lockhart
Elizabeth Lockhart, Trustee

Robert L. Gill
Robert L. Gill

Patricia L. Gill
Patricia Gill

Elizabeth Lockhart
Elizabeth Lockhart

Kelly Lockhart
Kelly Lockhart

ROLIZ LIMITED LIABILITY COMPANY,
a Wyoming limited liability company

BY: Ralph Gill
Ralph Gill, Manager

Roberta Porter
BY: Roberta Porter, Manager

BY: Robert L. Gill
Robert L. Gill, Manager

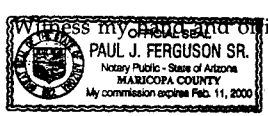
BY: Patricia Gill
Patricia Gill, Manager

BY: Elizabeth Lockhart
Elizabeth Lockhart, Manager

BY: Kelly Lockhart
Kelly Lockhart, Manager

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me by Roberta Porter, Trustee, this 22 day of Nov, 1997.



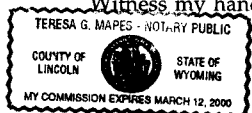
Paul J. Ferguson Sr.
Notary Public

My Commission Expires: 11 FEB 2000

STATE OF WYOMING)
COUNTY OF TETON) ss.

The foregoing instrument was acknowledged before me by Robert L. Gill, Trustee, this 25th day of November, 1997.

Witness my hand and official seal.



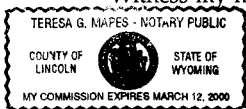
Notary Public

My Commission Expires: 3/12/00

[illegible]

The foregoing instrument was acknowledged before me by Elizabeth Lockhart, Trustee, this 25th day of November, 1997.

Witness my hand and official seal.



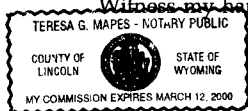
Presa & Kraper
Notary Public

My Commission Expires: 3/12/00

[illegible]

The foregoing instrument was acknowledged before me by Robert L. Gill
this 25th day of November, 1997.

~~Witness my hand and official seal.~~



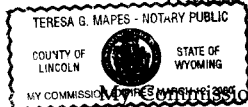
Notary Public

My Commission Expires: 3/27/00

[illegible]

The foregoing instrument was acknowledged before me by Patricia Gill
this 25th day of November, 1997.

~~Witness my hand and official seal.~~

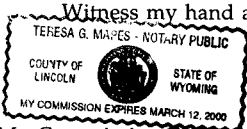


Diana S. Harper
Notary Public

My Commission Expires: 3/1/00

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Elizabeth L. Lockhart this 25th day of November, 1997.

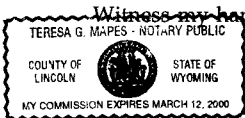


Teresa G. Mapes
Notary Public

My Commission Expires: 3/12/00

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Kelly Lockhart this 25th day of November, 1997.

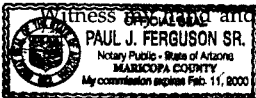


Teresa G. Mapes
Notary Public

My Commission Expires: 3/12/00

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me by Ralph Gill as Manager of Roliz Limited Liability Company, a Wyoming limited liability company, this 22 day of NOV, 1997.

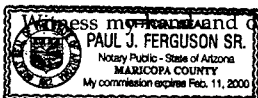


Paul J. Ferguson Sr.
Notary Public

My Commission Expires: 11 FEB 2000

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me by Roberta Porter as Manager of Roliz Limited Liability Company, a Wyoming limited liability company, this 22 day of NOV, 1997.



Paul J. Ferguson Sr.
Notary Public

My Commission Expires: 11 FEB 2000

STATE OF WYOMING)
)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Robert L. Gill as Manager of Roliz Limited Liability Company, a Wyoming limited liability company, this 25th day of November, 1997.



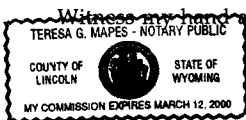
deal.

Tina S. Roper
Notary Public

My Commission Expires: 3/12/00

[illegible]

The foregoing instrument was acknowledged before me by Patricia Gill as Manager of Roliz, Limited Liability Company, a Wyoming limited liability company, this 29th day of November, 1997.



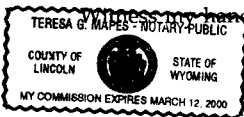
and official seal.

Lucas S. Harper
Notary Public

My Commission Expires: 3/2/00

[illegible]

The foregoing instrument was acknowledged before me by Elizabeth Lockhart as Manager of Roliz Limited Liability Company, a Wyoming limited liability company, this 25th day of November, 1997.



and official seal.

Dana S. Meyer
Notary Public

My Commission Expires: 3/12/00

COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Kelly Lockhart as Manager of Roliz Limited Liability Company, a Wyoming limited liability company, this 25th day of November, 1997.

~~Witness my hand and official seal.~~
ESA G. MAHER - NOTARY PUBLIC



Timothy S. Hays
Notary Public

My Commission Expires: 3/12/00

**A Legal Description
of
An 80' wide Access and Utility Easement
extending from the
west right-of-way line of Highway 26-89-189-191 to
to the west boundary of
Jackson Hole High School Parcel**

An 80 foot easement for roads and utilities lying within the S1/2 of Section 6 and the W1/2S1/2 of Section 5, T40N, R116W, Teton County, Wyoming, south of and adjacent to the southern boundary of the Jackson Hole High School parcel and extending east to the right-of-way line of Highway 26-89-189-191, the centerline of this easement more particularly described as follows:

Beginning at the west end of said easement which lies S 00°56'44"E, 40.01 feet from the southwest corner of said parcel and S 69°15'53"W, 2818.29 feet from the E1/4 corner of Section 6 ;

Thence S 90°00'00"E, 1614.80 feet, parallel with & 40 feet south of the south line of said parcel to the beginning of a circular curve to the right;

Thence along the arc of said curve 361.32 feet to a point, said curve having a radius of 472.70 feet, a chord bearing and length of S 68°06'90"E, 352.58 feet;

Thence S 46°12'18"E, 135.74 feet to the beginning of a circular curve to the left;

Thence along the arc of said curve 361.32 feet to a point, said curve having a radius of 472.70 feet, a chord bearing and length of S 68°06'90"E, 352.58 feet to a point;

Thence N 90°00'00"E, 311.27 feet to an intersection with the west right-of-way line of Highway 26-89-189-191 for the end of this centerline, with the edges of said easement extended to intersect the Highway right-of-way & the extension of the parcel's west boundary.

All in accordance with the Map of Survey titled "JACKSON HOLE HIGH SCHOOL PARCEL AND ACCESS EASMENTS" of record in the Office of the Clerk of Teton County.