

**ACCESS EASEMENT**

RELEASED	
INDEXED	✓
ABSTRACTED	✓
SCANNED	

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, including the grant and conveyance of an access easement by Grantee to Grantor, the receipt and sufficiency of such consideration being hereby acknowledged by Grantor, the Town of Jackson, a Municipal Corporation of the State of Wyoming, of P. O. Box 1687, Jackson, Wyoming 83001, Grantor, hereby grants and conveys to Hoke & Co. LLC, a Wyoming limited liability company, of P. O. Box 130, Wilson, Wyoming 83014, Grantee, a non-exclusive access easement over and across that property described on Exhibit "A" attached hereto and as approximately depicted on the map attached hereto as Exhibit "B", and by this reference made a part hereof.

The within grant is an easement is appurtenant to Grantee's property described in Book 282 of Photo at Pages 889-890 in the Teton County Clerk's Office, and shall be perpetual so long as it is used for the above-described purposes, and shall be subject to the following terms and conditions:

1. Grantor shall be responsible, at Grantor's expense, for the maintenance of the hard surface on the western portion of the easement in a condition which is capable of safely carrying vehicular traffic.

2. Grantee shall be responsible, at Grantee's expense, for the construction of a hard surface on the northern portion of the easement which is capable of safely carrying vehicular traffic. Grantee shall be responsible, at Grantee's expense, for the maintenance of the hard surface on the northern portion of the easement as long as the easement is a private easement. In the event that the easement becomes a public easement, Grantee's maintenance obligations shall terminate.

3. In the event there is an alternative public access easement which Grantee or Grantee's successor in ownership has approved in writing, then Grantor may vacate this easement.

Grantee shall indemnify and hold Grantor harmless from and against any losses, damages, suits claims, costs, judgments, and expenses, including reasonable attorney's fees which Grantor may incur arising out of or connected with the use of the

GRANTOR: TOWN OF JACKSON  
 GRANTEE: HOKE & CO LLC  
 Doc 0742510 bk 713 pg 634-639 EFiled At 13:28 ON 11/26/08  
 Sherry J. Daigle Teton County Clerk fees: 23.00  
 By Michele Fairhurst Deputy

easement herein granted, unless caused by the willful or malicious failure of Grantor to warn or guard against a known dangerous condition, use or activity.

### RESERVED RIGHTS

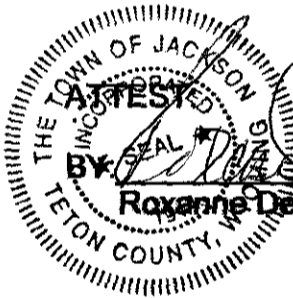
Notwithstanding any of the foregoing covenants to the contrary, the Grantor specifically reserves for itself and any other person or party claiming under it the following reserved rights:

- 1 The right to use the easement for access purposes
- 2 All rights as owner of the property, including the right to use the property for all purposes not inconsistent with the rights granted in this easement.
3. The right, in a reasonable manner and at reasonable times, to enforce by proceedings at law or equity the terms and conditions of this easement. Nothing herein shall be construed to entitle the Grantee to institute any enforcement proceedings against the Grantor for any changes to the granted easement due to causes beyond the Grantor's control, including the unauthorized acts of third persons

GRANTOR: TOWN OF JACKSON

BY:   
Mark Barron, its Mayor

November 24, 2008  
date



  
Roxanne DeVries, its Town Clerk

GRANTEE: HOKE & CO LLC  
a Wyoming limited liability company

By:   
G. Bland Hoke, Jr., Trustee of  
the G. Bland and Elizabeth S

Nov 7, 2008  
date

Hoke Family Trust (Schedule A) and  
The G. Bland and Elizabeth S. Hoke  
Family Trust (Schedule B), Manager

By Elizabeth S. Hoke 11-7-2008  
Elizabeth S. Hoke., Trustee of  
the G. Bland and Elizabeth S.  
Hoke Family Trust (Schedule A) and  
The G. Bland and Elizabeth S. Hoke  
Family Trust (Schedule B), Manager  
date

STATE OF WYOMING )  
 )ss.  
COUNTY OF TETON )

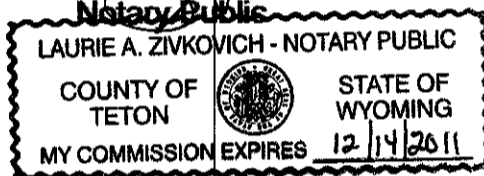
The foregoing instrument was acknowledged before me by Mark Barron as  
Mayor of the Town of Jackson this 24<sup>th</sup> day of November, 2008.

Witness my hand and official seal.

*[Handwritten Signature]*

Notary Public

My commission expires.  
12/14/2011



STATE OF WYOMING )  
 )ss.  
COUNTY OF TETON )

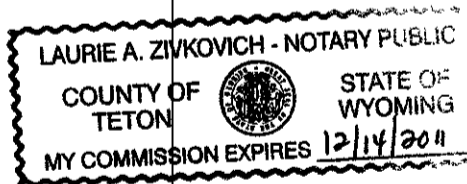
The foregoing instrument was acknowledged before me by Roxanne DeVries  
Robinson as Town Clerk of the Town of Jackson this 24<sup>th</sup> day of November, 2008.

Witness my hand and official seal.

*[Handwritten Signature]*

Notary Public

My commission expires:  
12/14/2011

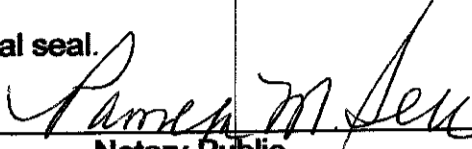


PAMELA M. SELL  
Wyoming  
Notary Public, County of Teton  
My Commission Expires  
September 07, 2012

STATE OF WYOMING )  
 )ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by G. Bland Hoke, Jr. Trustee of the G. Bland and Elizabeth S. Hoke Family Trust (Schedule A) and The G. Bland and Elizabeth S. Hoke Family Trust (Schedule B), Manager of Hoke & Co LLC, this 7<sup>th</sup> day of Nov., 2008.

Witness my hand and official seal.

  
Notary Public

My commission expires:

9/7/12

PAMELA M. SELL  
Wyoming  
Notary Public, County of Teton  
My Commission Expires  
September 07, 2012

STATE OF WYOMING )  
 )ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by Elizabeth S. Hoke, Trustee of the G. Bland and Elizabeth S. Hoke Family Trust (Schedule A) and The G. Bland and Elizabeth S. Hoke Family Trust (Schedule B), Manager of Hoke & Co LLC, this 7<sup>th</sup> day of Nov., 2008.

Witness my hand and official seal.

  
Notary Public

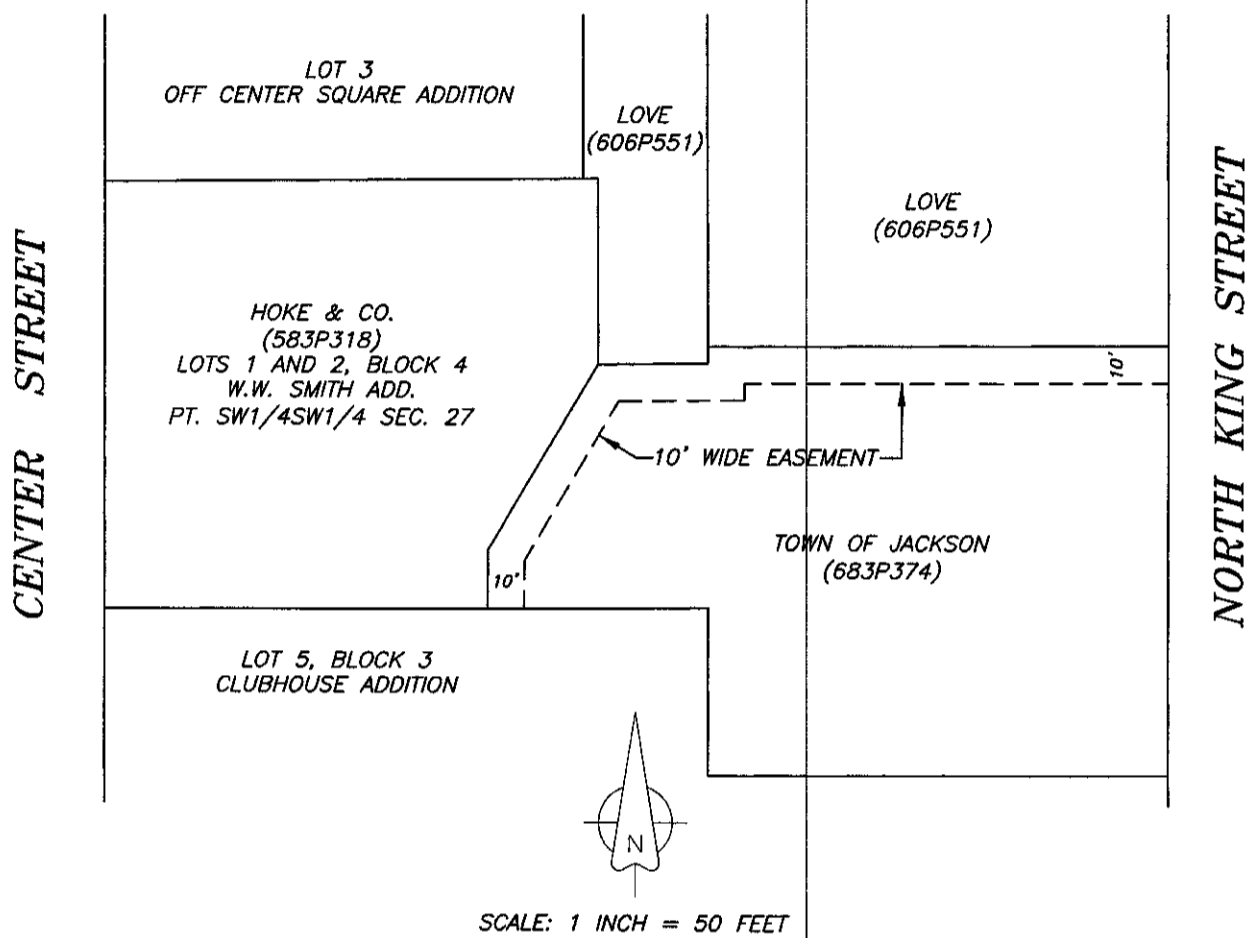
My commission expires:

9/7/12

**EXHIBIT A TO TOWN OF JACKSON EASEMENT  
TO HOKE & CO**

The west ten (10) feet and the north ten (10) feet of those tracts of record in Book 683 of Photo, Pages 374-375 in the Teton County Clerk's Office, which include tracts in the SW1/4,SW1/4 of Section 27, T41N, RNG. 116W, 6<sup>th</sup> P M , Teton County, Wyoming

**RENDEZVOUS ENGINEERING, P.C.  
JACKSON, WYOMING**



**=EXHIBIT B=  
SKETCH TO ACCOMPANY DESCRIPTION OF EASEMENT  
ON TOWN OF JACKSON PROPERTY  
located within the  
SW1/4SW1/4 SECTION 27, T41N, R116W, 6th P.M.  
TOWN OF JACKSON  
TETON COUNTY, WYOMING**