



MUTUAL AND NON-EXCLUSIVE ROADWAY AND UTILITY EASEMENT.

KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned, Sharon Lynne Forrest, Grantor, does hereby grant, bargain, sell, convey and assign unto Dennis Fred Yetter and Cecilia Anne Yetter, husband and wife, as joint tenants with right of survivorship, and the the survivor thereof, and to their heirs, successors and assigns, and to the successors in title to:

The SE/4 of the NW/4 of Section 25, Township 21 North, Range 15 East of the I.B.&M., Rogers County, Oklahoma, according to the U.S. Government Survey thereof

as Grantees, a perpetual, mutual, and non-exclusive roadway and utility easement and right-of-way upon, over, under and across the following described strip, piece or parcel of real property, to-wit:

The South 30' of the West 335' and the East 20' of the West 335' and the North 20' of the S/2 of the NW/4 of the NE/4 of the SW/4 of Section 25, Township 21 North, Range 15 East of the I.B.&M., Rogers County, Oklahoma, according to the U.S. Government Survey thereof

upon the following terms and conditions, which terms and conditions shall be considered covenants and consideration for this Mutual and Non-Exclusive Roadway and Utility Easement, and shall be binding upon the above-named Grantees, their heirs, successors, assigns and successors in interest to the above tracts of property, to-wit:

1. The Grantor and Grantees reserve unto themselves, their heirs, successors and assigns, the right to use the easement and right-of-way mutually and non-exclusively to the same extent and for the same purposes granted to the Grantees herein; and, reserve the right to convey additional mutual and non-exclusive roadway and utility easements to third parties upon, over, under and across the easement and right-of-way property;

2. Grantor and Grantees shall have the mutual non-exclusive right to use the easement and right-of-way property for vehicular, pedestrian, and other modes of transportation as a roadway for ingress and egress. Such right of ingress and egress shall extend to the respective agents, employees, and invitees of the Grantor and Grantees.

3. Grantor and Grantees shall have the mutual non-exclusive right to use the easement and right-of-way property for the installation and maintenance and replacement of all utility services, including, without limitation, water, electric, natural gas, sewer, and cable television to service their respective properties, together with the right to grant to the service providers any necessary easement and right-of-way; provided, however, the right to install such utility services is limited to 10 feet of the easement and right-of-way property, and such utility service, other than electric and cable and service boxes and meters, shall be installed underground.

4. Grantor and Grantees shall maintain the presently existing driving surface in the easement and right-of-way property in at least as good a condition as it now exists, and Grantor and Grantees shall timely pay their respective share of such maintenance, upon demand. The expenses of such maintenance shall be shared by Grantor and Grantees in the proportion that their respective frontage on the easement and right-of-way property bears to the total length of both the of the easement and right-of-way property.

5. Grantees accept the rights conveyed to them by Grantor in the within and foregoing Mutual and Non-Exclusive Roadway and Utility Easement and agree to the terms and conditions hereinabove stated.

6. Dated this 26 day of January, ~~2020~~ 2023

Sharon Lynne Forrest
SHARON LYNN FORREST

Dennis Fred Yetter
DENNIS FRED YETTER

Cecilia Anne Yetter
CECILIA ANNE YETTER

STATE OF OKLAHOMA)
) SS:
COUNTY OF Rogers)

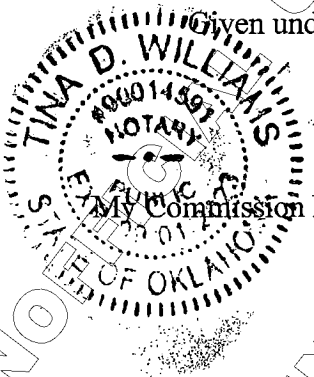
Before me, a Notary Public in and for said County and State, on this 26 day of Jan, 2023, personally appeared Sharon Lynne Forrest, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

Tina D. Williams
Notary Public

My Commission Number: 99014591

Expires: 9-1-2025



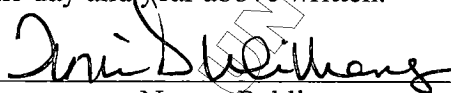
STATE OF OKLAHOMA)

COUNTY OF Rogers)

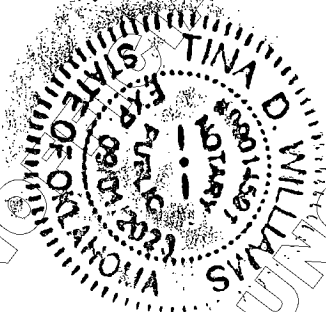
SS:

Before me, a Notary Public in and for said County and State, on this 26 day of Jan, 2020, personally appeared Dennis Fred Yetter and Cecilia Anne Yetter, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.



Notary Public

My Commission Number: 99014591Expires: 9.1.2023

Survey 7/21/20 Benchmark F, Le 2115.2531

LEGAL DESCRIPTION

A Twenty (20) foot wide easement located in the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter (S/2 NW/4 NE/4 SW/4) of Section Twenty-five (25) in Township Twenty-one (21) North and Range Fifteen (15) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Rogers County, State of Oklahoma; being more particularly described as follows:

Commencing at the NW corner of the SW/4 of Sec. 25, T-21-N, R-15-E, I.B.&M.; Thence S $1^{\circ}17'10''$ E a distance of 658.24 feet to the SW corner of the N/2 NW/4 of said SW/4; Thence N $88^{\circ}38'15''$ E a distance of 1319.58 feet to the Point of Beginning being the SW corner of the S/2 NW/4 NE/4 of said SW/4; Thence N $01^{\circ}16'22''$ W along the west line of said S/2 NW/4 NE/4 SW/4 a distance of 20.00 feet; Thence N $88^{\circ}38'15''$ E a distance of 316.74 feet; Thence N $00^{\circ}09'16''$ E a distance of 309.53 feet to the north line of said S/2 NW/4 NE/4 SW/4; Thence N $88^{\circ}37'38''$ E a distance of 335.37 feet to the NE corner of said S/2 NW/4 NE/4 SW/4; Thence S $01^{\circ}15'58''$ E along the east line of said S/2 NW/4 NE/4 SW/4 a distance of 20.00 feet; Thence S $88^{\circ}37'38''$ W a distance of 315.86 feet; Thence S $00^{\circ}09'16''$ W a distance of 309.53 feet to the south line of said S/2 NW/4 NE/4 SW/4; Thence S $88^{\circ}38'15''$ W a distance of 336.25 feet to the Point of Beginning, and containing 0.442 acres, more or less.

Basis of bearing is the Oklahoma State Plane Coordinate System.