

WATERLINE EASEMENT

For valuable consideration, receipt of which is hereby acknowledged, **Helena P. McWilliams**, a married person dealing in her sole and separate property (hereinafter referred to as Grantor), does hereby grant, bargain, sell, convey and warrant to **Joyce D. Forry**, Trustee of the Joyce D. Forry Trust, dated December 14, 2004, and her successors and assigns (hereinafter called Grantee), whose address is 2088 Big Horn Ave., Sheridan, WY 82801, a perpetual non-exclusive easement and right-of way to construct, maintain, survey, operate, repair, alter, replace or remove a water pipeline and appurtenant facilities including without limitation, necessary valves, in, into, upon, over, across, and under a strip of land owned by the Grantor described as follows:

See attached Exhibit "A"

This easement shall be for the sole purpose of Grantee constructing, maintaining, surveying, operating, repairing, altering, replacing, and removing one waterline three inches (3") in diameter. Grantee may place no above ground facilities on the easement area other than valves without the prior written consent of Grantor.

The easement shall be ten feet (10') in width. It is the intent of the parties that this water line easement be ten feet (10') in width along and adjacent to the south and west boundary line of the Grantor's property such that Grantee may construct and operate a waterline from the Colorado Colony Ditch Company valve, which is located near the southwest corner of the Grantor's property, to the Grantee's property as described below.

Grantee shall bury the pipeline to a minimum depth of at least twenty-four (24) inches below ground level.

Grantee must complete installation of the water line within twelve (12) months of the date of this easement, or this waterline easement shall terminate and have no further force or effect.

This waterline easement is for the benefit of and appurtenant to Grantee's property, which is described as follows:

A tract of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, T. 55 N., R. 84 W. 6th P.M., Sheridan County, Wyoming described as follows:

Beginning at a point located North 450 feet and West 240 feet from the Southeast corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ thence West 32.5 feet, thence North 68.5 feet, thence West 272 feet, thence South 188.5 feet, thence East 304.5 feet, and thence North 120 feet more or less to the point of beginning.

Together with all improvements thereon, water and water rights, ditches and ditch rights thereunto appertaining, but subject to all reservations, exceptions and restrictions of record.

The Grantee shall have all of the rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to the free right of ingress and egress to and from said right-of-way and easement, and the right from time to time to cut all trees and under growth and remove other obstructions that may injure, endanger or interfere with the use of said waterline.

Grantor shall not place any obstruction across, under or upon the surface of the easement which could interfere with the construction or the normal operation and maintenance of the waterline. Grantor shall not build or construct, nor permit to be built or constructed, any building or other improvement

over or across the right-of-way, nor change the contour thereof, without the prior written consent of Grantee.

This easement is nonexclusive and shall not preclude Grantor from using the easement area.

Grantor warrants that Grantor is the owner of the lands described in Exhibit "A".

Unless otherwise stated herein, it is agreed that this easement covers all the agreements between the parties and that no representations or statements, verbal or written, have been made modifying, adding to, or changing the terms of this easement. This easement may be modified or amended only by a writing signed by each of the parties hereto, or their successors or assigns. All provisions of this easement, including the benefits and burdens, are appurtenant to and run with the land. The right-of-way burdens the property of the Grantor on which the right-of-way is located and is binding upon and inures to the benefit of the successors and assigns of each of the parties hereto.

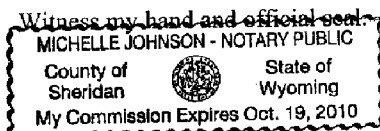
This waterline easement shall be governed by Wyoming law.

Dated this 17 day of December, 2007.

Helena P. McWilliams
Helena P. McWilliams

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 27 day of December, 2007, by Helena P. McWilliams.



Michelle Johnson
Notary Public

My commission expires:

Exhibit "A"

LEGAL DESCRIPTION

A waterline easement located in the NW¼NE¼ of Section 3, Township 55 North, Range 84 West of the 6th Principal Meridian, City of Sheridan, County of Sheridan, Wyoming, said easement being more particularly described as follows:

Beginning at a point on the northerly line of Brundage Lane, said point being located S20°52'20"W, 1,311.45 feet from the Northeast corner of said NW¼NE¼ of Section 3, said point also being on the southerly line of a tract of land described on the deed recorded in the office of the Sheridan County Clerk in Book 445, Page 147; thence along said southerly boundary along the right of way of Brundage Lane through a curve to the left having a central angle of 4°07'19", a radius of 1,050 feet, a length of 75.54 feet and chord, S83°15'16"W, 75.52 feet to the southwest corner of said tract; thence leaving the right of way line of said Brundage Lane along the westerly line of said tract, N0°28'00"W, 245.77 feet to the northwest corner of said tract; thence along the northerly line of said tract, EAST, 10.00 feet; thence leaving said northerly line, S0°28'00"E, 234.26 feet to a point lying 10.00 feet northerly of the southerly line of said tract; thence running 10.00 feet northerly and parallel to said southerly line through a curve to the right having a central angle of 3°32'28", a radius of 1,060 feet, a length of 65.51 feet and chord, N83°35'21"E, 65.50 feet; thence SOUTH, 10.03 feet to the point of beginning.