

GRANT OF WATER LINE EASEMENT

Geneva Powers, a widowed woman, GRANTOR, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant an easement along that strip of land owned by Grantor, which said easement width and route is more specifically described on Exhibit "A" attached hereto and incorporated herein, to and for the benefit of lands owned by the William J. Doenz Real Estate Trust dated January 27, 1992, GRANTEE, as such benefited lands are more specifically described on Exhibit "B" attached hereto and incorporated herein.

This Grant of Water Line Easement is intended to provide Grantees, and its heirs, successors, assigns, and agents a right-of-way for the operation, repair, maintenance and replacement of an irrigation water line running within the boundary of the easement granted herein. Grantor shall retain all other rights in and to the property over which this easement is granted for any use not inconsistent with the grant herein.

The use, maintenance and ownership of the current water line buried and located on the easement is to be equally shared by Grantor and Grantee. The capacity of such line is two (2) cubic feet per second, and if both parties are using water from the line at the same time, the use of each is to be limited to one (1) cubic foot per second.

DATED this 30 day of Dec., 2005.

Geneva Powers
Geneva Powers

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The above and foregoing GRANT OF WATER LINE EASEMENT was acknowledged to before me by Geneva Powers, on this the 30th day of December, 2005.

WITNESS my hand and official seal.

Brian N. Beisher
Notary Public

My Commission expires:

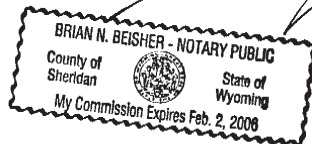


EXHIBIT "A"

Record Owners: Gerald T. Powers and Geneva Powers
November 10, 2005

Re: 30.0' Irrigation Pipeline Easement to William J. Doenz

An easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in the NW¼SE¼ and N½SW¼ of Section 27, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, shown as **EASEMENT 1** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 27 (witnessed by a 1½" aluminum cap per PLS 2615); thence N33°50'00"E, 2321.48 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west right of way fence line of the Beaver Creek Road, A.K.A. County Road No. 87; thence S84°02'02"W, 236.30 feet along said centerline to a point; thence S80°56'05"W, 1009.34 feet along said centerline to a point; thence S88°12'01"W, 1429.84 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N38°49'59"W, 2182.17 feet from said south quarter corner of Section 27 (witnessed by a 1½" aluminum cap per PLS 2615).

Re: 10.0' Irrigation Pipeline Easement to William J. Doenz

An easement ten (10) feet wide, being five (5) feet each side of the following described centerline situated in the NW¼SW¼ of Section 27, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, shown as **EASEMENT 2** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 27 (witnessed by a 1½" aluminum cap per PLS 2615); thence N38°49'59"W, 2182.17 feet to the **POINT OF BEGINNING** of said easement; thence S89°20'39"W, 34.07 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S75°19'30"E, 3993.08 feet from the northwest corner of the NW¼SE¼ of Section 28 (witnessed by a ¾" aluminum cap per PLS 2615).

Re: 30.0' Irrigation Pipeline Easement to William J. Doenz

An easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in the NW¼SW¼ of Section 27, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, shown as **EASEMENT 3** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of the NW¼SE¼ of Section 28 (witnessed by a ¾" aluminum cap per PLS 2615); thence S75°19'30"E, 3993.08 feet to the **POINT OF BEGINNING** of said easement; thence S86°26'57"W, 312.76 feet along said centerline to a point; thence S41°06'13"W, 315.76 feet along said centerline to a point; thence S88°18'01"W, 681.98 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S64°06'29"E, 2956.46 feet from said northwest corner of the NW¼SE¼ of Section 28 (witnessed by a ¾" aluminum cap per PLS 2615).

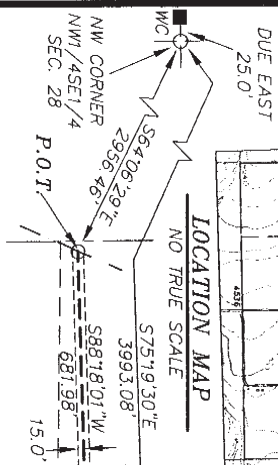
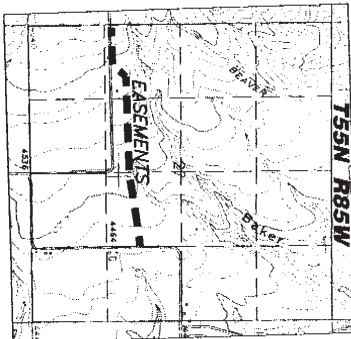
Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "B"

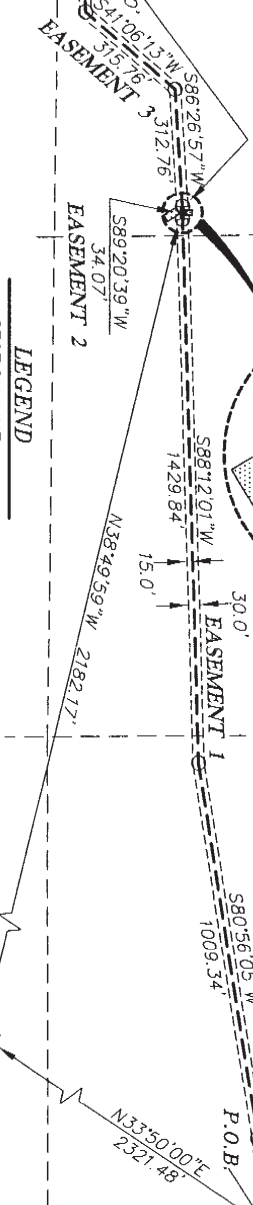
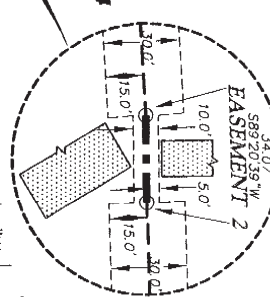
Township 55 North, Range 85 West, 6th P.M.

Section 26: NW1/4SW1/4

Section 27: NE1/4SE1/4

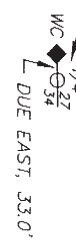


RECORD OWNERS:
GERALD T. POWERS AND GENEVA POWERS
BOOK 426, PAGE 347



LEGEND

- SECTION LINE
- INTERIOR SECTION LINE
- CENTERLINE IRRIGATION PIPELINE EASEMENT (10' WIDE)
- CENTERLINE IRRIGATION PIPELINE EASEMENT (30' WIDE)
- RIGHT OF WAY LINE
- CENTERLINE BIG GOOSE AND BEAVER DITCH LATERAL
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- CALCULATED POSITION/NOT SET
- ▨ BUILDING
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS

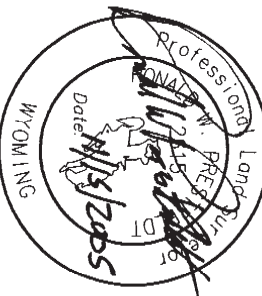


BEAVER CREEK ROAD AKA CO. RD. No. 87

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR
IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT
TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
SEAL AND SIGNATURE OF SURVEYOR SIGNED AND DATED"



NORTH

SCALE: 1"=400'
BASIS OF BEARING IS
WYOMING STATE PLANE (EAST CENTRAL ZONE)



LOCATION: NW1/4SE1/4, N1/2SW1/4, SECTION 27, T55N, R85W,
6TH P.M., SHERIDAN COUNTY, WYOMING

CLIENT: WILLIAM J. DOENZ
P.O. BOX 6474
SHERIDAN, WYOMING, 82801

EXHIBIT "B"

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 93018
DN: 93\93018-POWERS-EASE
PF: 12003030
NOVEMBER 10, 2005