

RECIPROCAL EASEMENT AND SHARED IRRIGATION PIPELINE AGREEMENT

This Reciprocal Easement and Shared Irrigation Pipeline Agreement is made and entered into by and between **Jewell, LLC**, a Wyoming limited liability company, of 141 South Center Street, Suite 200, Casper, WY 82601 (hereinafter "**Jewell**") and **Serena Belsby, Successor Trustee of the Alan S. DeFever and Sharon K. DeFever 1989 Inter Vivos Trust dated September 26, 1989**, of 3021 US Highway 87, Sheridan, WY 82801 (hereinafter "**DeFever Trust**").

WHEREAS, Jewell owns the land described as Tract 1 on the record of survey attached hereto as **Exhibit "A"**;

WHEREAS, DeFever Trust owns the land described as Tract 2 on the record of survey attached hereto as **Exhibit "A"**;

WHEREAS, both Tract 1 and Tract 2 are irrigated by direct flow water rights and by Park Reservoir water conveyed through the Peralta Ditch;

WHEREAS, Jewell agrees to grant to DeFever Trust an easement for a buried water pipeline which will convey irrigation water through Tract 1 to irrigate lands in Tract 2;

WHEREAS, DeFever Trust agrees to grant to Jewell an easement for a buried water pipeline which will convey irrigation water through Tract 2 to irrigate lands in Tract 1;

WHEREAS, Jewell and DeFever Trust wish to agree on cost sharing of operational and maintenance costs for the water pipelines in their respective easements.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other consideration, the receipt and efficiency of which is hereby acknowledged, the parties agree as follows:

1. Jewell hereby grants and conveys to DeFever Trust a perpetual, non-exclusive easement, 20 feet in width, for a buried irrigation pipeline which will convey irrigation water across Tract 1 to Tract 2. The easement is more particularly described on **Exhibit "B"** attached hereto and will burden the lands described as Tract 1 and benefit the lands described as Tract 2.

2. DeFever Trust hereby grants and conveys to Jewell a perpetual non-exclusive easement, 20 feet in width, for a buried irrigation pipeline which will convey irrigation water across Tract 2 to Tract 1. The Easement is more particularly described on **Exhibit**



"C" attached hereto and will burden the lands described at Tract 2 and benefit the lands described as Tract 1.

3. All underground pipes and facilities located in the easements granted hereby shall be buried below plow depth. The owners of the lands burdened by the easements granted hereby may cross the easements and construct such facilities as roads, fences, landscaping, and other improvements which will not unreasonably interfere with the rights of the owners of lands benefitted by such easements.

4. Neither party makes any warranty of title or otherwise in entering into this easement.

5. The parties agree that maintenance, repair, or replacement of pipelines in the easements granted hereby (excluding the costs of maintaining, repairing, or replacing any lateral pipelines, or risers or surface facilities which serve or benefit only the lands upon which such laterals or surface facilities are located) shall be borne by the parties as follows:

Jewell	60%
DeFever Trust	40%

6. The reciprocal easements granted hereby shall inure to the benefit of the owners of the lands benefitted by the easements, and their successors and assigns, forever and shall be a covenant that will run with the land benefitted thereby. Each party hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED effective this 29th day of April, 2021.

JEWELL, LLC

JEWELL, LLC

By: Eda J. Remon

Title: manager

manager

By: Serena Busby
Title: Successor Trustee

Serena Busby Successor Trustee
Serena, Successor Trustee of the Alan S.
DeFever and Sharon K. DeFever 19189 Inter
Vivos Trust dated September 26, 1989



2021-768713 4/30/2021 4:18 PM PAGE: 3 OF 6
FEES: \$27.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF Wy
COUNTY OF Sheridan : ss

Subscribed, sworn to, and acknowledged before me by
Eda J. Reno, Manager of Jewell, LLC, a Wyoming
limited liability company, this 29 day of April, 2021.



WITNESS my hand and official seal.

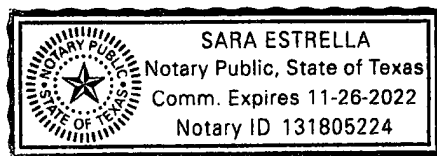
[Signature]
Notarial Officer

My Commission Expires: 5-13-22

STATE OF Texas
COUNTY OF Harris : ss

Subscribed, sworn to, and acknowledged before me by **Serena Belsby, Successor Trustee of the Alan D. DeFever and Sharon K. DeFever 1989 Inter Vivos Trust** dated September 26, 1989, this 27 day of April, 2021.

WITNESS my hand and official seal.



[Signature]
Notarial Officer

My Commission Expires: 11-26-2022



2021-768713 4/30/2021 4:18 PM PAGE: 4 OF 6

FEES: \$27.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

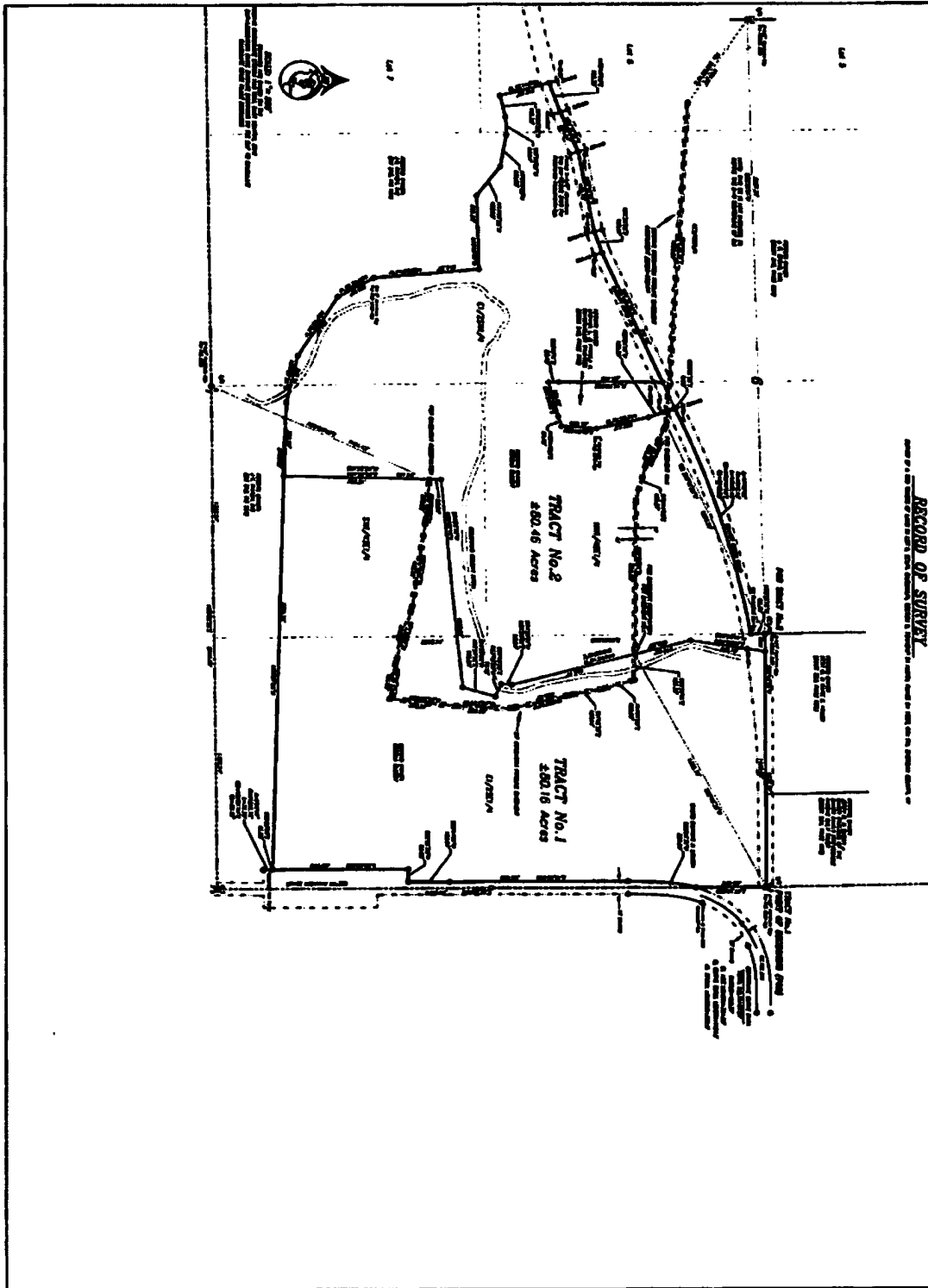


EXHIBIT "B"

The irrigation pipeline easement, a twenty (20) foot wide access easement being ten (10) feet each side of an existing irrigation pipeline situated in the N½SE¼ of Section 6, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, said easement being more particularly described as follows:

Commencing at the northwest corner of the E½SE¼ of said Section 6 (monumented with a 3¼" aluminum cap per PE & LS 3864); thence S66°41'23"W, 1200.58 feet to the **POINT OF BEGINNING** of said centerline being the easterly end of an existing irrigation pipeline easement described in instrument No. 2020-763477; thence S65°22'09"E, 238.41 feet with said existing pipeline to a point; thence S75°44'05"E, 190.37 feet with said pipeline to a point; thence S89°30'41"E, 806.89 feet with said pipeline to the **POINT OF TERMINUS** of said centerline lying on the west line of **TRACT No.1** shown on said **RECORD OF SURVEY** and being S62°43'33"W, 1380.74 feet from the east quarter corner of said Section 6 (monumented with a 3¼" aluminum cap per PE 6812).

Basis of Bearings is the Wyoming Coordinate System, NAD 1983, East Central Zone.
Distances are adjusted to surface by the Datum Adjustment Factor of 1.000246811.



2021-768713 4/30/2021 4:18 PM PAGE: 6 OF 6
FEES: \$27.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "C"

An irrigation pipeline easement twenty (20) feet wide ten (10) feet each side of an existing irrigation pipeline situated in the E½SE¼ and the SW¼SE¼ of Section 6, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said easement being more particularly described as follows:

Commencing at the east quarter corner of said Section 6 (monumented with a 3¼" aluminum cap per PLS 6812); thence S62°43'33"W, 1380.74 feet to the **POINT OF BEGINNING** of said pipeline being on the west line of said **TRACT No. 1**; thence S89°30'41"E, 136.33 feet with said pipeline to a point; thence S17°01'29"E, 155.96 feet with said pipeline to a point; thence S11°15'37"E, 157.14 feet with said pipeline to a point; thence S14°00'23"E, 303.92 feet with said pipeline to a point; thence S03°22'57"W, 259.90 feet with said pipeline to a point; thence S06°45'53"W, 328.57 feet with said pipeline to a point; thence N81°47'44"W, 191.90 feet with said pipeline to a point; thence N74°14'50"W, 307.03 feet with said pipeline to a point; thence N82°01'48"W, 445.15 feet with said pipeline to a point; thence N85°09'21"W, 230.22 feet with said pipeline to the **Point of Terminus** lying on said west line of **TRACT No. 1** and being N25°00'45"E, 1164.43 feet from the south quarter corner of said Section 6 (monumented with a 3¼" aluminum cap per PLS 2615).

Basis of Bearings is the Wyoming Coordinate System, NAD 1983, East Central Zone.
Distances are adjusted to surface by the Datum Adjustment Factor of 1.000246811.

NO. 2021-768713 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801