

NOTICE OF PRIVATE ROAD EASEMENT AND MAINTENANCE AGREEMENT

NOTICE IS HEREBY GIVEN that on the 22 day of MARCH, 2017, First Interstate Bank, Sheridan, Wyoming, as Personal Representative of the Estate of Corlies Clayburgh, a/k/a "Corky" Clayburgh, deceased; Leon Dwight French and Betty Lou French, husband and wife; Kayleen Pelesky McKinzie, a single person; Wayne L. Senff and Karen A. Senff, husband and wife; and Roger A. Wentz, a single person (hereinafter collectively referred to as "Grantors") and Sandstone Bluffs Ranch, LLC, a Wyoming limited liability company (hereinafter referred to as "Sandstone"), entered into an Agreement relating to a private road easement granted and created by Grantors for the benefit of and appurtenant to each of the Grantor's lands described in Exhibit "A," attached hereto and by reference incorporated herein. Such private road easement is more fully described in Exhibit "B" and depicted on Exhibit "C," each attached hereto and by reference incorporated herein (hereinafter referred to as "Private Easement").

The Agreement calls for the grant and creation by each of the Grantors of the Private Easement for a perpetual term running with the land, together with terms and conditions for the maintenance, repair, upgrading, rebuilding or snowplowing thereof, subject to certain terms and conditions set forth in such Agreement.

An original Agreement is in the possession of each of the parties. This Notice of Private Road Easement and Maintenance Agreement forms a part of the Agreement entered into between the parties.

DATED this 22 day of MARCH, 2017.

Estate of Corlies Clayburgh,
a/k/a "Corky" Clayburgh, deceased

First Interstate Bank, Sheridan, Wyoming
Personal Representative

By: 

Robert L. Leibrich

Title: V.P. Wealth Advisor

By: 

Susan Pantle

Title: Trust Specialist


Leon Dwight French

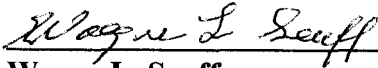




Betty Lou French



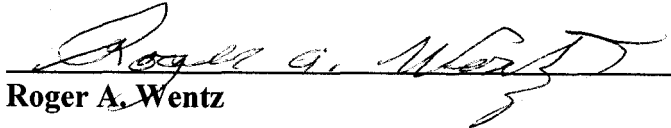
Kayleen Pelesky McKinzie



Wayne L. Senff

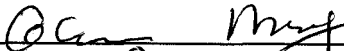


Karen A. Senff



Roger A. Wentz

Sandstone Bluffs Ranch, LLC

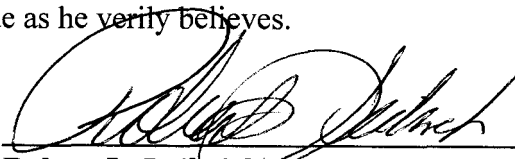
By: 

Print Name: Glenn Schooney

Title: Pres., Sandstone Bluffs Ranch, LLC

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

Robert L. Leibrich, being first duly sworn upon his oath, deposes and state as follows: That he is a V.P. Wealth Advisor for First Interstate Bank, Sheridan, Wyoming, a party named in the foregoing document; that he has read the same, knows and understands the contents thereof; and that the facts and statements therein contained are true as he verily believes.


Robert L. Leibrich

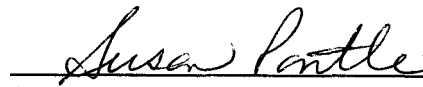
Subscribed and sworn to before me this 22 day of MARCH, 2017, by **Robert L. Leibrich, V.P. Wealth Advisor for First Interstate Bank, Sheridan, Wyoming.**


Notary Public

My Commission Expires: 2/3/2018

STATE OF WYOMING)
PUBLIC) ss.
COUNTY OF SHERIDAN)

Susan Pantle, being first duly sworn upon her oath, deposes and state as follows: That she is a Trust Specialist for First Interstate Bank, Sheridan, Wyoming, a party named in the foregoing document; that she has read the same, knows and understands the contents thereof; and that the facts and statements therein contained are true as she verily believes.


Susan Pantle

Subscribed and sworn to before me this 22nd day of March, 2017, by **Susan Pantle, as Trust Specialist for First Interstate Bank, Sheridan, Wyoming.**

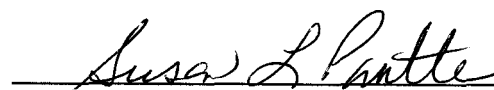

Notary Public

My Commission Expires: 2/3/2018

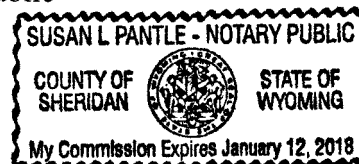
STATE OF WYOMING)
PUBLIC) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 21 day of March, 2017, by **Leon Dwight French and Betty Lou French.**

Witness my hand and official seal.


Notary Public

My Commission Expires: 1-12-18





2017-733631 3/24/2017 3:25 PM PAGE: 4 OF 11
 BOOK: 565 PAGE: 709 FEES: \$42.00 PK NOTICE
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

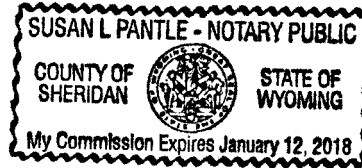
STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 22 day of MARCH, 2017, by **Kayleen Pelesky McKinzie**.

Witness my hand and official seal.

Susan L Pantle
 Notary Public

My Commission Expires: 1-12-18



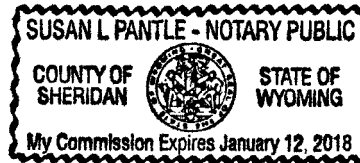
STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 17 day of FEBRUARY, 2017, by **Wayne L. Senff and Karen A. Senff**.

Witness my hand and official seal.

Susan L Pantle
 Notary Public

My Commission Expires: 1-12-18



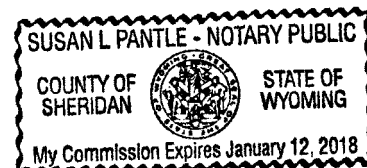
STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 17 day of FEBRUARY, 2017, by **Roger A. Wentz**.

Witness my hand and official seal.

Susan L Pantle
 Notary Public

My Commission Expires: 1-12-18





2017-733631 3/24/2017 3:25 PM PAGE: 5 OF 11
BOOK: 565 PAGE: 710 FEES: \$42.00 PK NOTICE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 16 day of FEBRUARY,
2017, by GLENN MOONEY as PRESIDENT
of Sandstone Bluffs Ranch, LLC.

Witness my hand and official seal.

Susan L. Pantle
Notary Public

My Commission Expires: 1-12-18

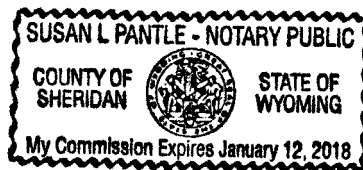


EXHIBIT "A"

**TO NOTICE OF PRIVATE ROAD EASEMENT
AND MAINTENANCE AGREEMENT**

Estate of Corlies Clayburgh, a/k/a "Corky" Clayburgh, deceased Lands:

Parcel One:

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the west quarter corner of said Section 31 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2608); thence N89°35'36"E, 1286.19 feet to the **POINT OF BEGINNING** of said tract, said point being an angle point on the south line of a tract of land described in Book 391 of Deeds, Page 519; thence S86°35'04"E, 521.69 feet along the south line of said tract described in Book 391 of Deeds, Page 519 to a point, said point being the southeast corner of said tract described in Book 391 of Deeds, Page 519; thence, continue S86°35'04"E, 155.72 feet to a point, said point lying on the north line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S89°05'18"E, 590.12 feet along said north line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to a point; thence S01°21'19"W, 156.04 feet along a fence line to a point; thence S65°03'19"W, 108.11 feet along a fence line to a point; thence S48°00'19"W, 101.27 feet along a fence line to a point; thence S17°45'39"W, 284.08 feet along a fence line to a point; thence S38°38'32"W, 60.97 feet along a fence line to a point, said point lying on the north line of a tract of land described in Book 186 of Deeds, Page 425; thence N89°00'43"W, 944.59 feet along said north line of said tract described in Book 186 of Deeds, Page 425 to a point, said point being the northwest corner of said tract described in Book 186 of Deeds, Page 425; thence N01°51'13"W, 621.30 feet along a fence line to the **POINT OF BEGINNING** of said tract.

Said tract contains 15.32 acres of land, more or less.

Parcel Two:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, Section 31, and the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 32, Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 32 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2608); thence S00°06'37"E, 103.98 feet along the west line

of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract, said point lying on a fence line; thence S88°46'53"E, 1176.00 feet along a fence line to a point; thence N06°37'55"W, 97.00 feet along a fence line to a point; thence S88°56'34"E, 178.51 feet along a fence line to a point, said point lying on the east line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence S00°12'29"E, 581.10 feet along said east line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point; thence N88°56'52"W, 1173.34 feet along a fence line to a point; thence S11°00'22"E, 82.00 feet along a fence line to a point; thence N88°36'56"W, 2383.35 feet along a fence line to a point; thence N04°23'11"W, 60.16 feet along a fence line to a point; thence N89°00'43"W, 574.61 feet along the north line of a tract of land described in Book 489 of Deeds, Page 507 to a point, said point being the southeast corner of a tract of land described in Book 161 of Deeds, Page 107; thence N21°22'23"E, 311.08 feet along the east line of said tract described in Book 161 of Deeds, Page 107 to a point; thence N72°20'14"E, 168.31 feet along said east line of said tract described in Book 161 of Deeds, Page 107 to a point; thence N30°06'46"W, 183.61 feet along said east line of said tract described in Book 161 of Deeds, Page 107 to a point; thence S89°15'02"E, 527.00 feet along a fence line to a point; thence S52°00'01"E, 20.00 feet along a fence line to a point; thence S89°15'02"E, 679.50 feet along a fence line to a point; thence N60°07'36"E, 48.00 feet along a fence line to a point; thence N89°17'43"E, 318.00 feet to a point; thence S31°47'16"E, 51.00 feet along a fence line to a point; thence N89°51'30"E, 400.00 feet along a fence line to a point; thence S88°46'53"E, 584.01 feet along a fence line to the **POINT OF BEGINNING** of said tract.

Said tract contains 49.52 acres of land, more or less.

Leon Dwight French and Betty Lou French Lands:

A tract of land situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 56 N., Range 83 West of the 6th P.M., described as follows:

Beginning at a point, said point being 495 feet South of the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 31 and in the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, thence South 87 degrees 30 minutes East 1,200 feet to a point, thence South 200 feet to a point, thence Westerly 1,200 feet, more or less, to a point in the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 31, thence Northerly 240 feet along said West line to the point of beginning.

Kayleen Pelesky McKinzie Lands:

That part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section Thirty-One (31), and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section Thirty-Two (32), Township Fifty-Six (56) North, Range Eighty-Three (83) West of the 6th P.M., Sheridan, Wyoming, described as follows:

Beginning at a point 495 feet: South and S87°30'E, a distance of 1200 feet from the NW Corner of NE¼SW¼ of said Section Thirty-One (31); thence S87°30'E, 568 feet; thence S3°18'E 60 feet; thence S87°30'E 2048 feet; thence S88°31'E 582 feet; thence N25°25'W 67.5 feet; thence S88°31'E 770 feet, more or less, to the East line of the NW¼SW¼ of said Section Thirty-Two (32); thence South along the East line of said NW¼SW¼ 501.5 feet; thence N88°31'W 770 feet; thence S25°25'E 135 feet; thence N88°31'W 611 feet; thence N87°30'W 2048 feet; thence N3°18'W 120 feet; thence N87°30'W 568 feet; thence North 495 feet, more or less, to the point of beginning.

Containing 48.5 acres, more or less, including all improvements situate thereon, and all water, water rights, ditches and ditch rights belonging thereunto, including one-fourth of one Share of the Prairie Dog Water Supply Co. and 25 shares of Class A Stock of Kearny Lake Land and Reservoir Co.

Wayne L. Senff and Karen A. Senff Lands:

Parcel One:

A tract of land located in the NE¼SW¼, Section 31, Township 56 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, which is more particularly described as follows:

All the West 775 feet except the South 90 feet, of the parcel described as a tract of land located in the NE¼SW¼ of Section 31, Township 56 North, Range 83 West, Sheridan County, Wyoming, described as follows: Beginning at a point located South 735 feet from the Northwest corner of said NE¼SW¼, thence South 255 feet, thence South 87°30' East, 1200 feet, thence North 295 feet, thence North 89°25' West, 1199.9 feet to the point of beginning.

Said tract containing 3.4 acres, more or less.

Parcel Two:

A tract of land located in the NE¼SW¼ of Section 31, Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

The South 90 feet of the West 775 feet of the parcel described as a tract of land located in the NE¼SW¼ of Section 31, Township 56 North, Range 83 West, described as follows:

Beginning at a point located South 735 feet from the Northwest corner of said NE¼SW¼, thence South 255 feet, thence S87°30' E., 1200 feet; thence North 295

feet, thence N89°25' W., 1199.9 feet to the point of beginning.

Roger A. Wentz Lands:

A tract of land located in the NE¼SW¼ of Section 31, Township 56 North, Range 83 West, Sheridan County, Wyoming, described as follows:

Beginning at a point which is South 990 feet and S 87° 30' E 1200 feet from the NW corner of said NE¼SW¼; thence North, 255 feet; thence N 89° 25' W, 424.9 feet; thence South, 240.8 feet; thence S 87° 30' E, 425 feet; to the point of beginning.

Sandstone Bluffs Ranch, LLC Lands:

A tract of land situated in the East Half of the Southwest quarter and the Southeast quarter of Section 31, and the West Half of the Southwest quarter of Section 32, Township 56 North, Range 83 West of the 6th Principal Meridian, described as follows:

Beginning at a point on the West line of the NE¼SW¼ of said Section 31, said point being 990 feet South of the Northwest corner of the NE¼SW¼ of said Section 31; thence S 87° 30' E 1768 feet; thence S 3° 18' E 120 feet; thence S 87° 30' E 2048 feet; thence S 88° 31' E 611 feet; thence N 25° W 135 feet; thence S 88° 31' E 770 feet; more or less, to a point on the East line of said W½SW¼ of said Section 32; thence South along the East line of said W½SW¼ of said Section 32, a distance of 1003 feet; thence N 89° 27' W 429 feet; thence South 180 feet; thence N 89° 27' W 891 feet; thence N 87° 24' W 1850 feet; thence N 18° 39' W 193 feet; thence N 87° 24' W 1902 feet, more or less, to a point on the West line of said E½SW¼ of said Section 31, thence North 990 feet, more or less, to the point of beginning, together with all improvements thereon and all appurtenances thereunto belonging, including all water and water rights, ditch and ditch rights, and more particularly including one-half share of the Prairie Dog Water Supply Company stock and 50 shares of the Kearney Lake Land & Reservoir Company stock, subject however to rights-of-way, mortgages or liens now of record.

LEGAL DESCRIPTION EXHIBIT "B"

Re: 30.0' Private Road Right-of-Way Easement for Ingress and Egress (AKA Peno Road)
October 24, 2016

A private road right-of-way easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "C"** attached hereto and by this reference made a part hereof; the centerline of an existing road (AKA Peno Road) being said centerline more particularly described as follows:

Commencing at the south quarter corner of said Section 31 (Monumented with a 1" Plastic Cap per PLS 5300); thence N16°25'50"W, 1672.14 feet to the **POINT OF BEGINNING** of said easement, said point lying the north line of a tract of land described in Book 481 of Deeds, Page 690 and being the Point of Terminus as described in a Public Access, Right-of-Way Easement per Book 295 of Deeds, Page 278; thence N20°51'38"W, 54.75 feet along said centerline to a point, said point lying the west line of a tract of land described in Book 384 of Deeds, Page 181; thence, continue N20°51'38"W, 244.62 feet along said centerline to a point, said point lying the north line of a tract of land described in Book 392 of Deeds, Page 505; thence, continue N20°51'38"W, 234.61 feet along said centerline to a point, said point lying the north line of a tract of land described in Book 186 of Deeds, Page 425; thence N18°39'30"W, 639.17 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the south line of a tract of land described in Book 391 of Deeds, Page 519 and being S89°26'06"E, 1723.98 feet from the west quarter corner of said Section 31 (Monumented with a 3/4" Aluminum Cap per PLS 2608). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said private road right-of-way easement contains 35,195 square feet of land, more or less.

Re: 40.0' Private Road Right-of-Way Easement for Ingress and Egress to (AKA Peno Road)

A private road right-of-way easement being a strip of land forty (40) feet wide when measured at right angles, situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "C"** attached hereto and by this reference made a part hereof; the north line of said strip being more particularly described as follows:

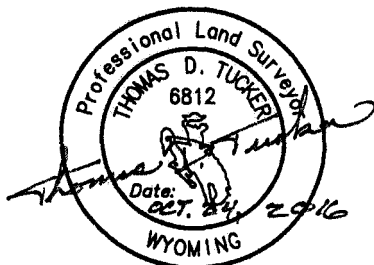
Commencing at the south quarter corner of said Section 31 (Monumented with a 1" Plastic Cap per PLS 5300); thence N02°19'51"W, 1892.62 feet to the **POINT OF BEGINNING** of said easement, said point being the southeast corner of a tract of land described in Book 186 of Deeds, Page 425, the northeast corner of a tract of land described in Book 211 of Deeds, Page 361, and lying the east line of a tract of land described in Book 489 of Deeds, Page 507; thence S89°08'37"W, 425.42 feet along said north line of said strip, also being the south line of said tract described in Book 186 of Deeds, Page 425, and the north line of said tract described in Book 211 of Deeds, Page 361 to a point, said point being the northeast corner of tract of land described in Book 392 of Deeds, Page 505 (Monumented with a 1 1/2" Aluminum Cap per PE&LS 2614); thence S89°11'11"W, 77.23 feet along said north line of said strip, also being the south line of said tract described in Book 186 of Deeds, Page 425, and the north line of said tract described in Book 392 of Deeds, Page 505 to the **POINT OF TERMINUS** of said easement, said point lying on the centerline of an existing road (AKA Peno Road) and being S67°17'42"E, 2180.94 feet from the west quarter corner of said Section 31 (Monumented with a 3/4" Aluminum Cap per PLS 2608). Lengthening or shortening the side line of said easement to intersect said boundary lines.

Said private road right-of-way easement contains 19,832 square feet of land, more or less.

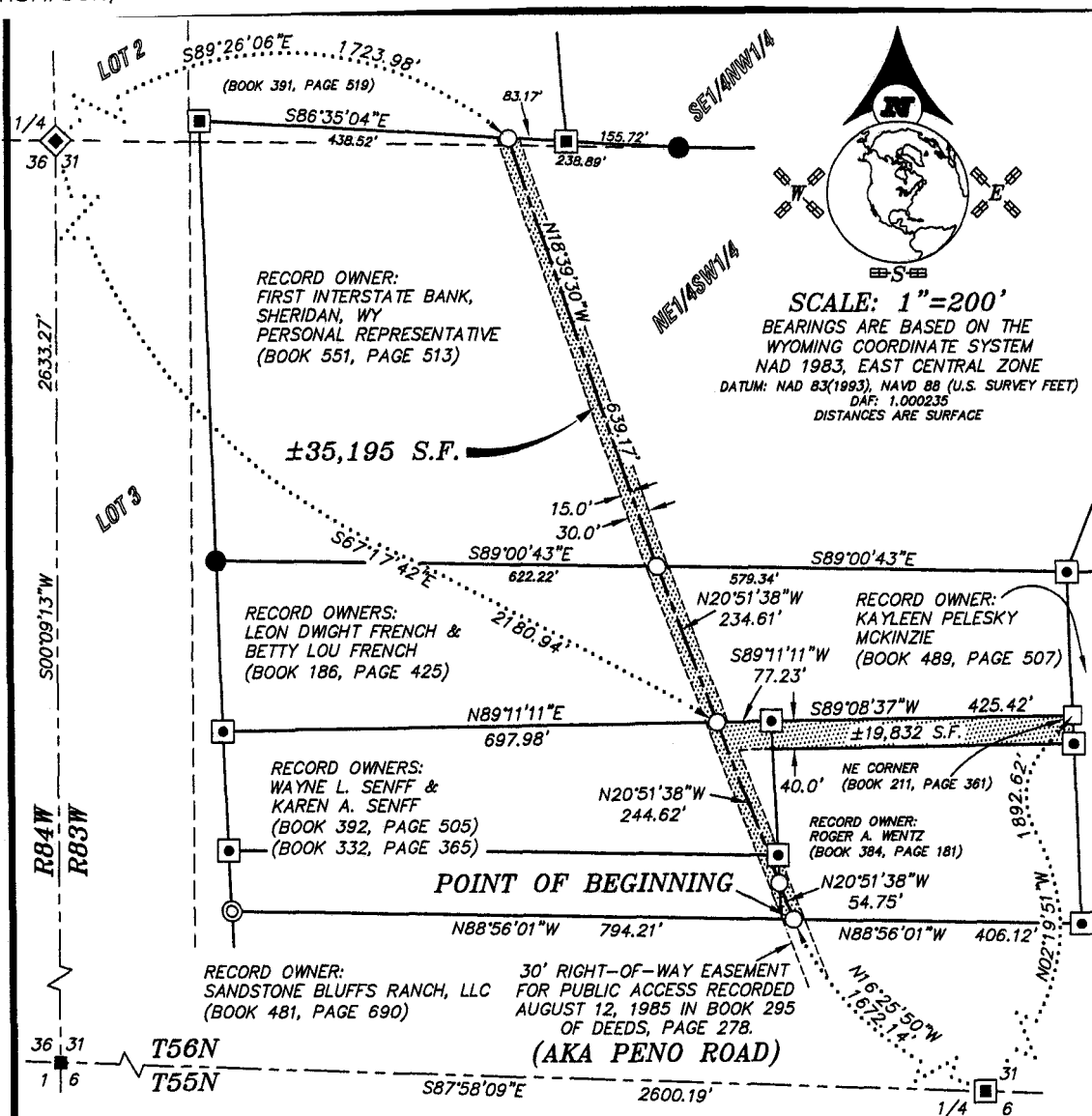
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.



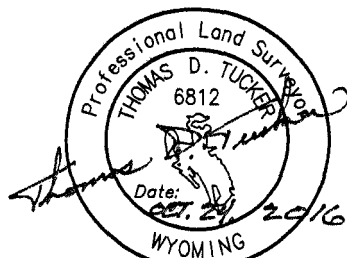
LEGEND:

- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2608
- FOUND 3-1/4" BRASS CAP PER PLS 2615
- FOUND 1" PLASTIC CAP PER PLS 5300
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2614
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/4" IRON PIPE
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE
- CENTERLINE OF 30' PRIVATE ROAD RIGHT-OF-WAY EASEMENT
- PRIVATE ROAD RIGHT-WAY-EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

EXHIBIT "C"
**PRIVATE ROAD RIGHT-OF-WAY
EASEMENT**

CLIENT: YONKEE & TONER, LLP

LOCATION: NE1/4SW1/4 AND THE SE1/4NW1/4, SECTION
31, TOWNSHIP 56 NORTH, RANGE 83 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2014-047
DN: 2014-047_E1
PF: 2014-047
OCTOBER 24, 2016