

### ***ACCESS AND UTILITY EASEMENT***

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant and retain for itself, GRANTEE, and its successors and assigns, a sixty foot wide (60) non-exclusive, non-restrictive, appurtenant access and utility easement over and across the land shown on the map attached hereto as Exhibit A and legally described on Exhibit B attached hereto (hereinafter "Easement Route"). These Exhibits are incorporated herein.

*Grant of Easement.* Grantor grants this easement over and across said Easement Route to and for the mutual and reciprocal benefit of the lands described as T57N, R84W, Sections: 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 20, 21, 22, 23, 28 and 27 and also to access any lands Grantee so desires for the use by Grantee, its guests and invitees, and its successors and assigns. Grantee may freely assign the right to use the Easement Route for any legal use to any individual or entity it so chooses in Grantee's sole discretion. This easement burdens the property over which the Easement Route travels and as much of any related property owned by Grantor at this time as is necessary to preserve and maintain such Easement Route.

*Intent and Purpose of Easement.* Grantor's intent and purpose of this easement is to provide the non-exclusive right of ingress and egress, and the right to install, repair, replace and maintain utilities, across the Easement Route for the Benefitted Lands, and for any use and to access any lands Grantee or its successors and assigns so desires.

Neither Grantor nor its successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. Anyone disturbing the surface of the Easement Route shall reclaim the same to its condition before the disturbance.

Neither Grantee nor Grantor, or the subsequent owners of the benefitted and burdened properties, shall install or construct a gate of any sort across the easement route, or allow any such gate to be installed, constructed or maintained. Cattle guards shall be installed and maintained to avoid the necessity of gates and to control livestock. A gate or gates would constitute an unreasonable infringement of the easement route, and any structure that would inhibit the free movement across the easement route by requiring slowing down or exiting a vehicle is expressly not allowed.

This easement shall run with the land, and this easement shall not merge from common ownership of the benefitted and burdened property.

WITNESS my hand this 25<sup>TH</sup> day of June, 2021.

  
Brian N. Beisher, Member