

BURIED ELECTRICAL POWERLINE EASEMENT

The undersigned, **Hat Curved Arrow Ranch, Inc.**, a Wyoming corporation, of 190 Lower Prairie Dog Road, Sheridan, Wyoming 82801, Grantor, does hereby grant and convey unto **Marshall Land, LLC**, A Wyoming limited liability company, of PO Box 111, Big Horn, Wyoming 82833, Grantee, and its successor and assigns, an easement, 25 feet in width, and the right to enter upon the easement on the lands of Grantor and to place, construct, operate, repair, inspect, maintain, and replace, one or more buried electrical lines in said easement. The easement granted hereby is more particularly described on Exhibit A attached hereto and incorporated herein (the "Easement Area").

Grantor shall not construct any buildings or reservoirs on the Easement Area but Grantor shall have the right to plow, plant, cultivate, harvest or use in any manner the lands within the Easement Area, provided that Grantor's use of the Easement Area shall not interfere with the rights granted herein to Grantee. Grantee shall have the right of ingress and egress on the Easement Area for the purpose of carrying out the provisions of this easement and the right to install, maintain and use gates in all fences which cross the Easement Area. Grantee shall reclaim and reseed the Easement Area to Grantor's reasonable satisfaction following the installation or repair of such buried electrical lines.

This easement and the benefits and obligations contained herein shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of July, 2021.

HAT CURVED ARROW RANCH, INC.

By: Thomas E. Koltiska, Treasurer
Thomas E. Koltiska - President

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 19 day of July, 2021 by Thomas E. Koltiska, President of Hat Curved Arrow Ranch, Inc. Stephenie Koltiska, Treasurer

Witness my hand and official seal.

Elizabeth J Wright
Notarial Officer

My Commission Expires : February 27, 2025

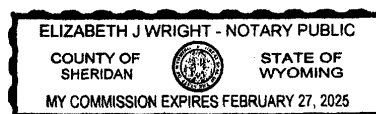
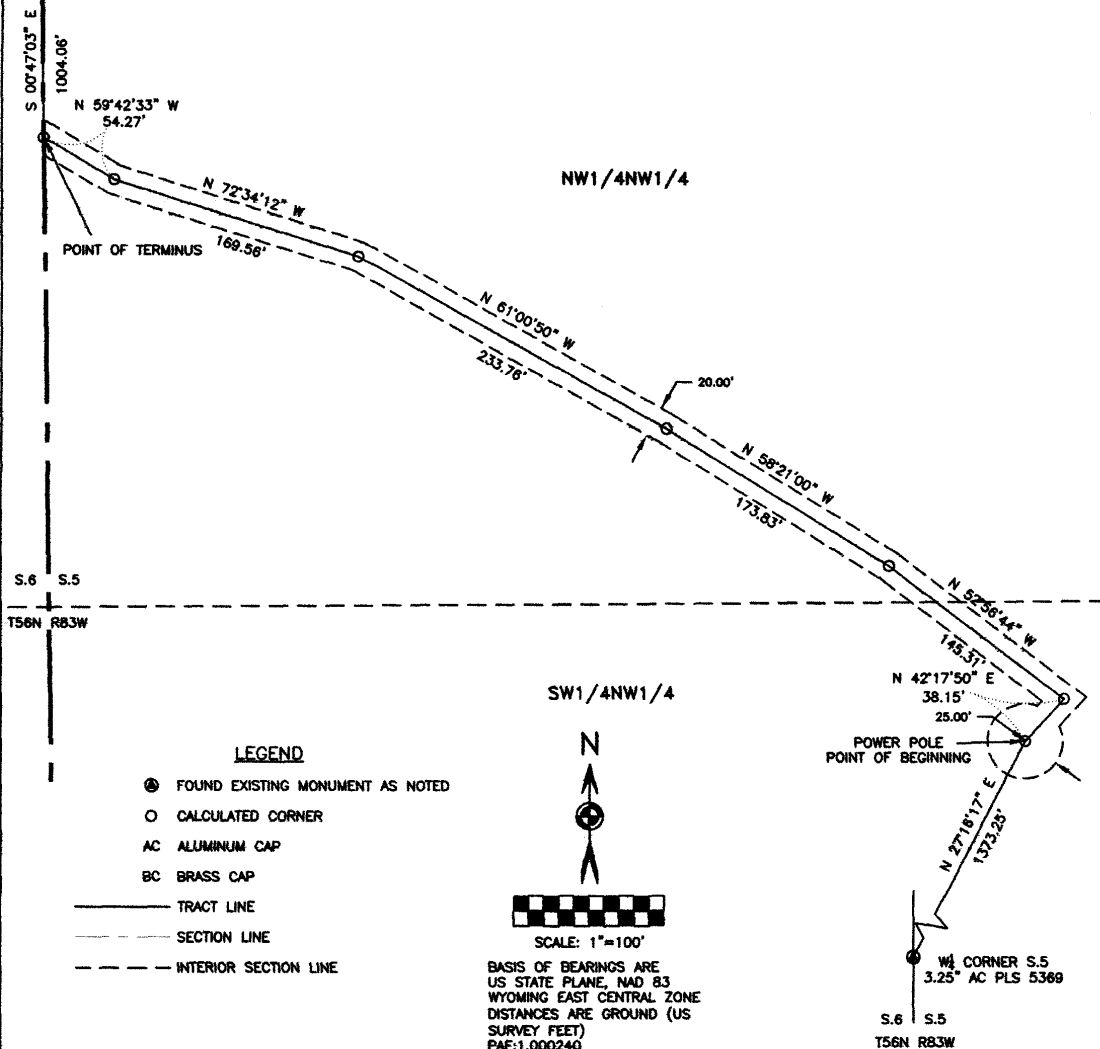


EXHIBIT A

NW CORNER S.5
3.25" AC RLS 2608
S.32 T57N R83W

OF A UTILITIES EASEMENT LOCATED IN THE WEST HALF OF THE NORTHEAST
QUARTER (NW1/4), SECTION 5, TOWNSHIP 56 NORTH, RANGE 83 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

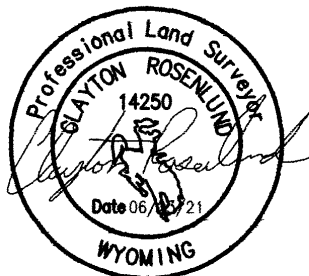


LEGAL DESCRIPTION

OF A UTILITIES EASEMENT LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER (NW1/4), SECTION 5, TOWNSHIP 56 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING 25 FEET IN ALL DIRECTIONS FROM THE POWER POLE AT THE POINT OF BEGINNING AND LYING TEN FEET (10') ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WEST QUARTER OF SAID SECTION 5, MONUMENTED WITH A 3.25" ALUMINUM CAP PER PLS 5369, THENCE N 27°16'17" E, 1373.25 FEET TO A POWER POLE AND TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N 42°17'50" E, 38.15 FEET; THENCE N 52°58'44" W 145.31 FEET; THENCE N 58°21'00" W, 173.83 FEET; THENCE N 61°00'50" W 233.78 FEET; THENCE N 72°34'12" W, 169.56 FEET; THENCE N 59°42'33" W, 54.27 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 5, SAID POINT BEING THE POINT OF TERMINUS OF SAID EASEMENT AND LYING S 00°47'03" E, 1004.06 FEET FROM THE NORTHWEST (NW) CORNER OF SAID SECTION 5; CONTAINING A TOTAL AREA OF ±17774.85 SQUARE FEET (±0.41 ACRES). SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, CONVEYANCES, CONDITIONS AND RESTRICTIONS.

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS EXHIBIT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



NO. 2021-773771 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DAN MARSHALL P O BOX 11
BIG HORN WY 82833



FOR: DAN MARSHALL
SHERIDAN COUNTY, WYOMING