



RELEASE AND WAIVER OF EASEMENTS

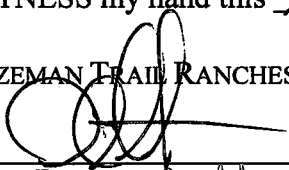
The Bozeman Trail Ranches Landowners Association, a Wyoming unincorporated association (the "Association"), on behalf of itself, does hereby release, relinquish and waive any and all right, title and interest the Association may have in and to that land described in that Quitclaim Deed recorded June 22, 2011, in Book 525 at Page 740 of the Sheridan County Clerk's office, Sheridan County, Wyoming, and as further illustrated on Exhibit "C" attached hereto (hereinafter the "Spur Routes") and to any easement or other rights the Association and its members may have in or to such Spur Routes.

The Association acknowledges that the Spur Routes are two strips of land that were anticipated to be built as access and utility drives to serve Tracts 29 through 40 of Bozeman Trail Ranches; however, the original development did not include the actual construction of the roads or utilities within the Spur Routes and the Spur Routes, as of this date, have not been built as roadways nor do they include constructed utilities therein. The record ownership of the Spur Routes was conveyed to the owners of record who adjoin and abut the majority of both sides of the Spur Routes (i.e., Joseph Gilbert Frake, Janine Frake, Steven D. Fowle and Carolyn F. Fowle) by the above-described Quitclaim Deed.

This instrument is intended to confirm that the Association, as the governing body of the Bozeman Trail Ranches, shall have no right, title, interest in the Spur Routes hereafter.

WITNESS my hand this 10th day of October, 2012.

BOZEMAN TRAIL RANCHES LANDOWNERS ASSOCIATION



 By: Doug Carlton
 Title: Board Member

STATE OF WYOMING)
)ss.

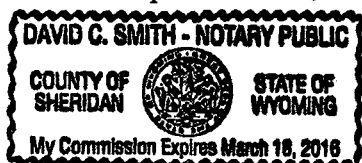
COUNTY OF SHERIDAN)

On this 10th day of October, 2012 before me personally appeared
Doug Carlton as Board Member of Bozeman Trail Ranches
 Landowners Association.

WITNESS my hand and official seal.


 Notary Public

My commission expires: 3/18/16





QUITCLAIM DEED

DSB Investments, Inc., a Wyoming corporation, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS and QUITCLAIMS to Joseph Gilbert Frake and Janine Frake, husband and wife as tenants by the entirety with rights of survivorship as to an undivided one-half interest, and to Steven D. Fowle and Carolyn F. Fowle, husband and wife as tenants by the entirety with rights of survivorship as to an undivided one-half interest, GRANTEES, whose address is _____, all of its right, title and interest in the real property situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See *Exhibit "A"* attached hereto and incorporated herein by reference;

TOGETHER with any and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and improvements thereon, and any and all easements, rights of way, and other rights appurtenant thereto;

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises.

WITNESS my hand this 29 day of December, 2010.

DSB INVESTMENTS, INC.

D. Scott Bliss, President

STATE OF Oregon

COUNTY OF Multnomah ^{SS}

This instrument was acknowledged before me by D. Scott Bliss this 29th day of December, 2010.

WITNESS my hand and official seal.

My Commission expires: May 9th 2014

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

A sixty (60) foot wide strip of land including one 100 foot radius cul-de-sac situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said strip and cul-de-sac being more particularly described as follows:

Commencing at a the northwest corner of said Section 35 (monumented with a plastic cap per LS 520); thence S38°36'26"E, 3,088.78 feet, to the **POINT OF BEGINNING**, said point being southeasterly corner of a tract of land described in Book 496 of Deeds, Page 644 and monumented with a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left, a radius of 25.08 feet, a delta of 73°05'10", an arc length of 31.99 feet, a chord bearing of S36°32'35"W and a chord length of 29.87 feet to a 2" aluminum cap per PLS 2165; thence South, 90.29 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right having a radius of 316.48 feet, a delta of 77°48'27", an arc length of 429.78 feet, a chord bearing of S38°54'13"W and a chord length of 397.51 feet to 2" aluminum cap per PLS 2615; thence S77°48'27"W, 458.20 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left having a radius of 160.99 feet, a delta of 87°59'01", an arc length of 247.22 feet, a chord bearing of S33°48'56"W and a chord length of 223.63 feet to 2" aluminum cap per PLS 2615; thence S10°10'34"E, 670.61 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left, a radius of 100.00 feet, a delta of 325°05'05", an arc length of 567.38 feet, a chord bearing of S79°49'26"W and a chord length of 60.00 feet to a 2" aluminum cap per PLS 2165; thence N10°10'34"W, 670.61 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right having a radius of 220.99 feet, a delta of 87°59'01", an arc length of 339.35 feet, a chord bearing of N33°48'57"E and a chord length of 306.98 feet to 2" aluminum cap per PLS 2615; thence N77°48'27"E, 458.20 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left having a radius of 256.48 feet, a delta of 77°48'27", an arc length of 348.30 feet, a chord bearing of N38°54'14"E and a chord length of 322.15 feet to 2" aluminum cap per PLS 2615; thence North, 90.29 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right having a radius of 25.08 feet, a delta of 73°05'10", an arc length of 31.99 feet, a chord bearing of N36°32'35"E and a chord length of 29.86 feet to 2" aluminum cap per PLS 2615; thence through a curve to the right having a radius of 259.18 feet, a delta of 13°18'12", an arc length of 60.18 feet, a chord bearing of N20°55'42"W, can a chord length of 60.04 feet to the **POINT OF BEGINNING**.

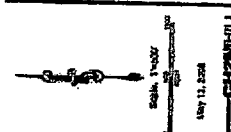
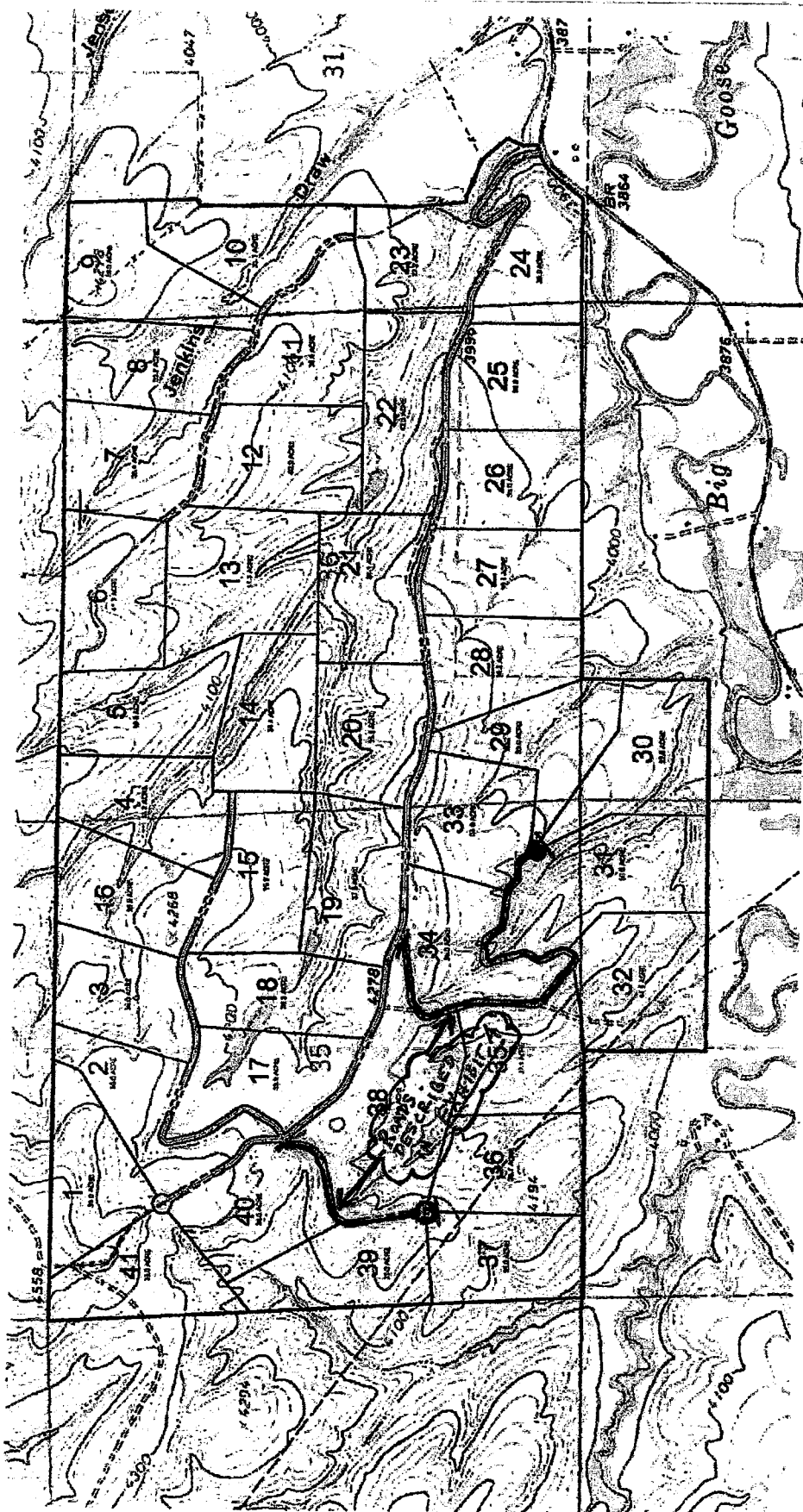
Containing 3.43 acres, more or less.

Bearings are based on The Wyoming Coordinate System, NAD 1983, East Central Zone.

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2012-700110 10/17/2012 10:51 AM PAGE: 3 OF 4
BOOK: 536 PAGE: 761 FEES: \$17.00 MD RELEASE EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



BOZEMAN TRAIL RANCHES
 FINAL LOTTING PLAN
 BLISS ENTERPRISES, INC.

NO. 2012-700110 RELEASE EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 LONABAUGH & RIGGS DRAWER 5059
 SHERIDAN WY 82801