

DEDICATION OF A WATER UTILITY EASEMENT

This Dedication of a Water Utility Easement is made effective this 1st day of February, 2021, by NELSON GOOSE CREEK, LLC, a Wyoming limited liability company, whose address is 908 Big Goose Rd., Sheridan, WY 82801 ("Nelson"), and RODNEY D. HOLWELL and LINDA M. HOLWELL, as Trustees of the HOLWELL FAMILY IRREVOCABLE INCOME ONLY TRUST DATED DECEMBER 7, 2016, whose address is 910 Big Goose Rd., Sheridan, WY 82801 ("Trust"), collectively referred to herein as "Grantors", and MAMM MOUNTAIN RANCH TARKIO, LLC, a Missouri limited liability company, whose address is 13110 Grier Lane, Russellville, MO 65074 ("Grantee").

RECITALS

1. Nelson owns real property more particularly described in **Exhibit A**.
2. Trust owns real property more particularly described in **Exhibit B**.
3. Grantee owns real property more particularly described in **Exhibit C**.
4. Nelson agrees and shall dedicate a water utility easement in favor of Grantee in order to obtain an access easement across a portion of Grantee's real property.
5. Trust agrees and shall dedicate a water utility easement in favor of Grantee for the good and valuable consideration of Ten and NO/100 (\$10.00), the receipt and sufficiency of which is acknowledged as received.

DEDICATION of WATER UTILITY EASEMENT

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the parties as follows:

1. Grant and Dedication of a Utility Easement. Grantors do hereby grant, convey and dedicate to Grantee a perpetual, exclusive thirty-foot (30') easement to install, inspect, maintain, repair and replace a water line to be constructed below ground, on the following described lands (herein the "easement area"):

See attached **Exhibit D**

2. Terms of Use.
 - a. The water line shall only be used for one single-family residence. At no time may Grantee expand or enlarge the water line to serve more than one single-family residence. A single-family residence shall be defined as a structure built for the purpose of a residence for one family unit living within the structure and the natural accessory uses typical of a single-family residence.

- b. Grantee shall have the right to construct the line and perform maintenance and repairs.
 - c. Grantee shall be solely responsible for all costs of maintenance, repairs and replacement. Costs of maintenance and repairs shall include any and all damage or disturbance to the surface property as a result of installation of the line and maintenance or repair of the line.
 - d. If Grantee disturbs the surface of the easement area, Grantee will repair any trench settlement in the easement area and reseed and reclaim the affected area. If Grantee disturbs the surface, topsoil will be separated from subsoil, and topsoil will be spread back over the subsoil and the surface reseeded.
 - e. Grantee and any public utility provider shall have the right to access and traverse the easement for the purpose of monitoring, maintaining, repairing and using the easement and utility infrastructure.
 - f. The water line placed in said easement shall be limited to below ground water line unless express written permission stating otherwise is authorized through a separate, recorded instrument executed by Grantors, their successors or assigns.
3. Grantors' Use of Easement Area. Grantors expressly reserve the right to use and enjoy the land covered by this easement for any purposes whatsoever, provided that such use does not interfere with the rights granted to Grantee herein. Grantors may cross the easement area and construct such facilities as water lines, roads, fences, and other improvements which will not unreasonably interfere with Grantee's rights herein granted. Grantor shall not construct any building or structure over the easement.
4. Warranty of Grantors
- a. Grantors warrant that they have the authority to execute this easement and to grant the rights described herein to Grantee. Any approval required by a board of directors, shareholders, officers, joint tenants, partners and trustees has been obtained.
 - b. Grantors make no warranty of title or otherwise in entering into this Agreement. The rights granted in this Agreement are subject to all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and are subject to any statement of facts which would be disclosed by an accurate survey or physical inspection of the premises, and are subject to building, zoning, subdivision, or other regulations of any private or governmental entity.
5. Indemnity / Release. Grantee shall indemnify, defend, and hold harmless Grantors, their officers, directors, shareholders, trustees, and beneficiaries from any and all claims, demands, liabilities or causes of action (including without limitation reasonable attorney's fees and expenses and costs of investigation or trial) arising out of Grantee's use of or operations on the



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 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

6. Encumbrance. This easement shall run with the land and shall encumber the real property. Grantee shall file this easement dedication in the Sheridan County Clerk and Recorder's Office located in Sheridan, Wyoming.
7. Acceptance. Grantee hereby agrees to the terms of this agreement and accepts the dedication of the above-described utility easement.

DATED effective this 1st day of February, 2021.

GRANTORS:

THE NELSON GOOSE CREEK LLC,
 a Wyoming limited liability company

By: [Signature]
 Title: Manager

STATE OF WYOMING)
) :ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 1 day of February, 2021, by Dennis Nelson, in his/her capacity as Authorized Agent of The Nelson Goose Creek, LLC, a Wyoming limited liability company, Grantor.

WITNESS my hand and official seal.



[Signature]

My commission expires 11-24-2022 Notary Public

HOLWELL FAMILY IRREVOCABLE
 INCOME ONLY TRUST DATED
 DECEMBER 7, 2016

By: [Signature]
 RODNEY D. HOLWELL, Trustee

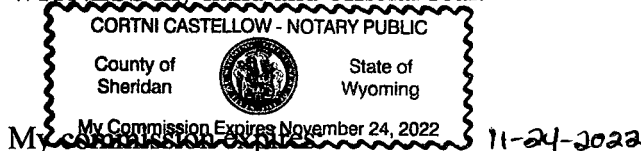
By: [Signature]
 LINDA M. HOLWELL, Trustee



STATE OF WYOMING)
) :ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 1 day of February, 2021, by RODNEY D. HOLWELL and LINDA M. HOLWELL, as Trustees of the HOLWELL FAMILY IRREVOCABLE INCOME ONLY TRUST DATED DECEMBER 7, 2016, Grantor.

WITNESS my hand and official seal.



Cortni Castellow
 Notary Public

GRANTEE:

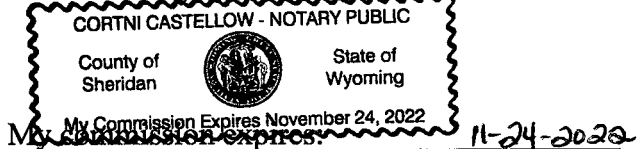
MAMM MOUNTAIN RANCH TARKIO, LLC,
 a Missouri limited liability company

By: Pamela J. Sample
 Title: Manager

STATE OF WYOMING)
) :ss
 COUNTY OF Sheridan)

The foregoing instrument was acknowledged before me this 1 day of February, 2021, by Pamela J. Sample, in his/her capacity as Manager of MAMM MOUNTAIN RANCH TARKIO, LLC, a Missouri limited liability company, Grantee.

WITNESS my hand and official seal.



Cortni Castellow
 Notary Public



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

DEDICATION OF A WATER UTILITY EASEMENT
Nelson Goose Creek, LLC
Holwell Family Irrevocable Income Only Trust dated December 7, 2016
AND
Mamm Mountain Ranch Tarkio, LLC

EXHIBIT A

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 16 and E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 17, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in Drawer "A" of Plats, Number "439", County Clerk's Office, said tract of land being more particularly described as follows:

BEGINNING at the east quarter corner of said Section 17 (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615); thence N89°02'45"W, 178.85 feet along a fence line to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point being the southeast corner of the Mountains & Meadows Minor Subdivision to Sheridan County; thence N00°59'34"E, 638.91 feet along the east line of said Mountains & Meadows Subdivision to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point being the northeast corner of Tract B of said Mountains & Meadows Minor Subdivision; thence S82°59'41"W, 162.10 feet along the northerly line of said Tract B, Mountains & Meadows Minor Subdivision to a point; thence S53°02'27"W, 196.04 feet along said northerly line to a point; thence S77°28'17"W, 87.05 feet along said northerly line to a point, said point being the northeast corner of Tract A of said Mountains & Meadows Minor Subdivision; thence S77°27'01"W, 108.08 feet along said northerly line to a point; thence S49°13'14"W, 142.17 feet along the northerly line of said Tract A to a point; thence S85°52'45"W, 217.03 feet along said northerly line to a point; thence S69°22'23"W, 119.26 feet along said northerly line to a point; thence S30°53'42"W, 168.08 feet along said northerly line to a point; thence S86°33'42"W, 119.69 feet along said northerly line to a point (Monumented with a 1 $\frac{1}{4}$ " Aluminum Cap per PLS 102), said point being the northwest corner of said Tract A; thence S01°01'26"W, 111.99 feet along the west line of said Tract to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 102), said point being the southwest corner of said Tract A; thence N88°59'45"W, 9.49 feet to a point, said point lying on the west line of said E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 17; thence N00°02'31"E, 2590.32 feet along said west line of said E $\frac{1}{2}$ NE $\frac{1}{4}$ to a point (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615), said point being the northwest corner of said E $\frac{1}{2}$ NE $\frac{1}{4}$; thence N00°17'10"E, 337.78 feet along the west line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8 to a point (Witnessed N00°17'10"E, 50.00 feet with a 2" Aluminum Cap per PLS 2615), said point lying in the center of Big Goose Creek; thence N62°33'31"E, 50.53 feet along the centerline of Big Goose Creek to a point; thence N50°25'31"E, 95.03 feet along said centerline to a point; thence N77°26'46"E, 223.41 feet along said centerline to a point; thence S81°47'45"E, 60.85 feet along said centerline to a point; thence S42°20'37"E, 50.63 feet along said centerline to a point; thence N89°14'17"E, 165.28 feet along said centerline to a point (Witnessed N02°13'54"E, 30.00 feet with a 2" Aluminum Cap per PLS 2615); thence, leaving the said Big Goose Creek, N02°13'54"E, 159.08 feet to a point (Witnessed S02°13'54"W, 30.00 feet with a 2" Aluminum Cap per PLS 2615), said point lying on the centerline of a 20 foot wide Access Road Easement; thence N45°17'14"W, 72.61 feet along said centerline of a 20 foot wide Access Road Easement to a point; thence N56°59'32"W, 138.23 feet along said centerline to a point; thence N73°04'27"W, 119.25 feet along said centerline to a point (Witnessed N02°12'03"W, 25.00 feet with a 2" Aluminum Cap per PLS 2615); thence, leaving said centerline, N02°12'03"W, 271.40 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N86°08'05"E, 127.32 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N76°05'01"E, 153.00 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N53°13'19"E, 102.26 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S89°42'07"E, 521.65 feet to a point (Monumented with a 2" Aluminum Cap per PLS



2615); thence S00°14'12"W, 127.67 feet to a point (Witnessed N00°14'12"E, 40.00 feet with a 2" Aluminum Cap per PLS 2615) and also being the Northwest Corner of the East 150 feet of the South 1000 feet of said SE¼SE¼ as described in Book 454 of Deeds, Page 32; thence S00°14'12"W, 27.59 feet to a point lying on the centerline of said Big Goose Creek; thence S89°51'25"W, 30.42 feet along the centerline of said Big Goose Creek to a point; thence S54°00'25"W, 126.82 feet along said centerline to a point; thence S65°41'00"W, 37.99 feet along said centerline to a point; thence S50°31'00"W, 53.71 feet along said centerline to a point; thence S36°33'38"W, 124.16 feet along said centerline to a point; thence S11°24'43"W, 49.42 feet along said centerline to a point; thence S18°27'51"E, 41.40 feet along said centerline to a point; thence S36°12'53"E, 39.93 feet along said centerline to a point; thence S22°50'59"W, 56.32 feet along said centerline to a point; thence S47°52'17"W, 57.64 feet along said centerline to a point; thence S77°11'24"W, 64.74 feet along said centerline to a point; thence S72°32'25"W, 154.51 feet along said centerline to a point; thence S54°00'48"W, 5.41 feet along said centerline to a point, said point lying on the centerline of said 20 foot wide Access Road Easement; thence, leaving the said centerline of Creek, S15°18'50"E, 39.43 feet along said centerline of the 20 foot wide Access Road Easement to a point; thence S02°35'22"E, 54.69 feet along said centerline to a point; thence S23°17'41"E, 204.80 feet along said centerline to a point; thence S02°21'09"E, 190.90 feet along said centerline to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the south line of said

Section 8; thence, leaving said centerline, S00°12'04"W, 927.14 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S89°51'34"E, 1900.39 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the east line of said W¼NW¼ of Section 16; thence S00°07'00"W, 1710.10 feet along the east line of said W¼NW¼ to a point, said point being the southeast corner of said W¼NW¼, Section 16 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N89°40'54"W, 1322.92 feet along the south line of said W¼NW¼ to the **POINT OF BEGINNING** of said tract.

Said tract contains *124.45 acres* of land, more or less.



DEDICATION OF A WATER UTILITY EASEMENT

Nelson Goose Creek, LLC

Holwell Family Irrevocable Income Only Trust dated December 7, 2016

AND

Mamm Mountain Ranch Tarkio, LLC

EXHIBIT B

A tract of land situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 8, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16 and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in Drawer "A" of Plats, Number "439", County Clerk's Office, Sheridan County Courthouse said tract of land being more particularly described as follows:

BEGINNING at the northwest corner of said Section 16 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N89°56'40"E, 1319.04 feet along the north line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615), said point being the northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16; thence S00°07'00"W, 930.10 feet along the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N89°51'34"W, 1900.39 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N00°12'04"E, 927.14 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615) lying on the centerline of a 20 foot wide access road and utility easement, said point also lying on the south line of said Section 8; thence N02°21'09"W, 190.90 feet along said centerline of said 20 foot wide road and utility easement to a point; thence N23°17'41"W, 204.80 feet along said centerline to a point; thence N02°35'22"W, 54.69 feet along said centerline to a point; thence N15°18'50"W, 39.43 feet along said centerline to a point, said point lying on the centerline of Big Goose Creek; thence, leaving said 20 foot wide access road and utility centerline, N54°00'48"E, 5.41 feet along the centerline of Big Goose Creek to a point; thence N72°32'25"E, 154.51 feet along said centerline of Big Goose Creek to a point; thence N77°11'24"E, 64.74 feet along said centerline to a point; thence N47°52'17"E, 57.64 feet along said centerline to a point; thence N22°50'59"E, 56.32 feet along said centerline to a point; thence N36°12'53"W, 39.93 feet along said centerline to a point; thence N18°27'51"W, 41.40 feet along said centerline to a point; thence N11°24'43"E, 49.42 feet along said centerline to a point; thence N36°33'38"E, 124.16 feet along said centerline to a point; thence N50°31'00"E, 53.71 feet along said centerline to a point; thence N65°41'00"E, 37.99 feet along said centerline to a point; thence N54°00'25"E, 126.82 feet along said centerline to a point; thence N89°51'25"E, 30.42 feet along said centerline to a point; thence, leaving said centerline of Big Goose Creek, N00°14'12"E, 27.59 feet to a point (Witnessed N00°14'12"E, 40.00 feet with a 2" Aluminum Cap per PLS 2615), and also being the northwest corner of the east 150 feet of the south 1000 feet of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ as described in Book 454 of Deeds, Page 32; thence N00°14'12"E, 127.67 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N89°42'07"W, 521.65 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S53°13'19"W, 102.26 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S76°05'01"W, 153.00 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S86°08'05"W, 19.07 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N00°13'17"W, 280.83 feet to a point, said point lying on the southerly right-of-way line of said Wyoming Highway #331 (AKA Big Goose Highway) (Monumented with a 2" Aluminum Cap per PLS 2615); thence N89°45'08"E, 458.85 feet along said southerly right-of-way line to a point (Monumented with a highway right-of-way monument, sta.103+85.38. 40' Rt.); thence

along said southerly right-of-way line through a non-tangent curve to the left, having a central angle of $11^{\circ}22'57''$, a radius of 1677.02 feet, an arc length of 333.16 feet, a chord bearing of $N84^{\circ}05'34''E$, and a chord length of 332.61 feet to a point (Monumented with a highway right-of-way monument, sta.107+10.62, 40' Rt.); thence $N78^{\circ}17'21''E$, 136.36 feet along said southerly right-of-way line to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the west line of said $N\frac{1}{2}SW\frac{1}{4}$ of Section 9; thence, leaving said southerly right-of-way line, $N00^{\circ}14'12''E$, 1236.04 feet along the west line of said $N\frac{1}{2}SW\frac{1}{4}$ of Section 9 to a point (Monumented with a $3\frac{1}{4}$ " Aluminum Cap per PLS 2615), said point being the west quarter corner of said of said Section 9; thence $N89^{\circ}33'07''E$, 1406.86 feet along the north line of said $N\frac{1}{2}SW\frac{1}{4}$ to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence $N00^{\circ}00'41''W$, 1313.14 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the north line of said $SE\frac{1}{4}NW\frac{1}{4}$; thence $N89^{\circ}16'23''E$, 1203.31 feet along said north line of said $SE\frac{1}{4}NW\frac{1}{4}$ to a point, said point being the northeast corner of said $SE\frac{1}{4}NW\frac{1}{4}$; thence $S00^{\circ}15'18''E$, 1318.96 feet along the east line of said $SE\frac{1}{4}NW\frac{1}{4}$ to a point (Monumented with a $3\frac{1}{4}$ " Aluminum Cap per PLS 2615), said point being the southeast corner of said $SE\frac{1}{4}NW\frac{1}{4}$ of Section 9; thence $S00^{\circ}15'18''E$, 520.75 feet along the east line of said $N\frac{1}{2}SW\frac{1}{4}$ of Section 9 to a point lying on the centerline of Wyoming Highway #331 (AKA Big Goose Highway), (said point Witnessed $N00^{\circ}15'18''W$, 43.56 feet with a 2" Aluminum Cap per PLS 2615); thence $S67^{\circ}12'52''W$, 625.66 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a central angle of $11^{\circ}08'59''$, a radius of 1637.02 feet, an arc length of 318.57 feet, a chord bearing of $S72^{\circ}43'51''W$, and a chord length of 318.06 feet to a point; thence $S78^{\circ}22'53''W$, 756.98 feet along said centerline to a point (Witnessed $S00^{\circ}14'05''W$, 41.12 feet with a 2" Aluminum Cap per PLS 2615); thence, leaving said centerline, $S00^{\circ}14'05''W$, 927.98 feet to a point, (Witnessed $N00^{\circ}14'09''E$, 5.00 feet with a 2" Aluminum Cap per PLS 2615 and also Witnessed $N89^{\circ}56'40''E$, 55.00 feet with a 2" Aluminum Cap per PLS 2615); thence $S89^{\circ}56'40''W$, 1000.01 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the west line of said $SW\frac{1}{4}SW\frac{1}{4}$ of Section 9; thence $S00^{\circ}14'02''W$, 694.01 feet along said west line of the $N\frac{1}{2}SW\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract.

Said tract contains *167.17 acres* of land, more or less.

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



DEDICATION OF A WATER UTILITY EASEMENT

Nelson Goose Creek, LLC

Holwell Family Irrevocable Income Only Trust dated December 7, 2016

AND

Mamm Mountain Ranch Tarkio, LLC

EXHIBIT C

A tract of land located in the SW1/4SE1/4 of Section 8, the NE1/4NW1/4, the NW1/4NE1/4, the SE1/4NW1/4, and the SW1/4NE1/4 of Section 17, T55N, R85W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Southeast corner of said SW1/4SE1/4 of Section 8; thence along the East line of the W1/2NE1/4 of Section 17, S00°02'31"W, 2637.79 feet to the Southeast corner of said SW1/4NE1/4 of Section 17; thence along the South line of said SW1/4NE1/4, N89°57'31"W, 1031.44 feet to a point on the East line of a tract of land described in Book 411, Page 301 of the records of Sheridan County; thence along said East line N03°36'31"E, 14.57 feet to a 1-1/2" aluminum cap, LS 5369; thence N03°36'31"E, 98.13 feet to a 1-1/2" aluminum cap, LS 5369; thence N70°34'09"W, 435.94 feet to a 1-1/2" aluminum cap LS 5369; thence N06°25'30"W, 171.02 feet to a 1-1/2" aluminum cap, LS 5369; thence N73°41'13"W, 119.36 feet to a 1-1/2" aluminum cap, LS 5369; thence leave said tract, North, 590.16 feet; thence N26°55'00"E, 955.24 feet; thence N11°57'03"E, 1241.64 feet to a point in the center of Big Goose Creek; thence along said center of Big Goose Creek the following courses and distances; S80°44'48"E, 39.93 feet; S84°02'39"E, 134.85 feet; N79°56'13"E, 100.39 feet; N80°54'08"E, 118.26 feet; N43°38'54"E, 128.33 feet; N41°33'28"E, 18.87 feet; N75°56'23"E, 146.50 feet; S87°32'24"E, 65.82 feet; N79°17'59"E, 41.08 feet; S36°19'38"E, 196.09 feet; S38°42'57"W, 147.04 feet; S41°20'04"W, 43.07 feet; S07°00'25"W, 16.48 feet; S49°48'02"E, 37.45 feet; N79°26'55"E, 45.12 feet; and N66°47'12"E, 84.93 feet to a point on the East line of said SW1/4SE1/4 of Section 8; thence leaving said center of Big Goose Creek S00°17'10"W, 339.93 feet to the point of beginning.

Purported to contain 90.28 acres, more or less

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Nelson Goose Creek, LLC
Holwell Family Irrevocable Income Only Trust dated December 7, 2016
AND
Mamm Mountain Ranch Tarkio, LLC

EXHIBIT D

A 30 FOOT WIDE STRIP OF LAND FOR ACCESS PURPOSES SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 85 WEST OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4); THENCE N00°02'24"E ALONG THE EAST LINE OF SAID SW1/4 NE1/4, 240.60 FEET TO THE POINT OF BEGINNING; THENCE N89°57'36"W, 54.22 FEET; THENCE S77°09'12"W, 22.63 FEET; THENCE S86°12'24"W, 37.70 FEET; THENCE 142.34 FEET ALONG A 205.00 FOOT RADIUS CURVE TO THE LEFT, WHICH CHORD BEARS S66°18'57"W, 139.49 FEET; THENCE S46°25'31"W, 38.92 FEET; THENCE S39°37'37"W, 73.41 FEET; THENCE 112.29 FEET ALONG A 130.00 FOOT RADIUS CURVE TO THE RIGHT, WHICH CHORD BEARS S64°22'21"W, 108.83 FEET; THENCE S89°07'04"W, 42.86 FEET; THENCE 63.02 FEET ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT, WHICH CHORD BEARS S71°03'47"W, 61.99 FEET; THENCE S53°00'30"W, 42.32 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 AND THE POINT OF TERMINUS, WHICH BEARS S89°58'51"E, 778.87 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 17.

THE SIDES OF THE DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SOUTH AND THE EAST LINES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17.

CONTAINING A TOTAL CALCULATED AREA OF 18,891.6 SQUARE FEET OR 0.434 ACRES, MORE OR LESS.

NO. 2021-766087 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
KERNS AND BUNTING LLC 200 W LOUCKS
P O BOX 6669 SHERIDAN WY 82801