

RIGHT OF WAY EASEMENTS

THIS AGREEMENT made and entered into this 3rd day of April, 1993, by and between Larry S. Thomas and Marilyn K. Thomas, husband and wife, of Sheridan County, State of Wyoming, hereinafter referred to as GRANTORS, and Edward A. Viren and Donna L. Viren, husband and wife, of Sheridan County, and State of Wyoming, and Robert J. Viren and Leslie S. Viren, husband and wife, of Sheridan County, and State of Wyoming, hereinafter referred to as GRANTEES.

W I T N E S S E T H, that:

WHEREAS, The Grantors are the owners of a parcel of land described as follows:

That portion of Sections 4, 5, 6, 8, 9, 10, 11, 14, 15, 21, 22, 23, 26, 27, and 28 in Township 57 North, Range 82 West, Sections 32 and 33, Township 58 North, Range 82 West, 6th P.M., Sheridan, County, Wyoming, said portion more particularly described in Book 254 of Deeds, Page 598;

Excluding that portion of Sections 11 and 14, Township 57 north, Range 82 West, 6th P.M., Sheridan County, Wyoming; said portion more particularly described in Book 312 of Deeds, Page 631, and Book 318 of Deeds, Page 564.

A tract of land lying in the SE1/4 of Section 20, SW1/4 of Section 21, NE1/4 of Section 29, and the W1/2 of Section 28, Township 58 North, Range 82 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described in Book 283 of Deeds, Page 528.

WHEREAS, the Grantees Edward A. Viren and Donna L. Viren are the owners of a parcel of land described as follows:

Township 58 North, Range 82 West, 6th P.M., Sheridan County, Wyoming

Section 32: S1/2SW1/4, NW1/4SW1/4, SW1/4SE1/4

That portion of the E1/2SE1/4 of said Section Thirty-two (32) lying west and south of a proposed fence line; said proposed fence line more particularly described as follows:

Beginning at a point on an east-west fence line and the approximate north line of said E1/2SE1/4, said point being 889°30'37"W, 1288.65 feet from the east quarter corner of said Section 32; thence S02°02'54"W, 1240.85 feet along said proposed fence line to a point; thence S34°57'32"E, 1255.85 feet along said proposed fence line to a point; thence S41°00'29"E, 633.92 feet along said proposed fence line to a point on the approximate south line of said E1/2SE1/4, said point being West, 220.77 feet from the southeast corner of Section Thirty-two (32).

Township 57 North, Range 82 West, 6th P.M., Sheridan  
County, Wyoming

Section 5: Lots 2, 3, and 4, S1/2NW1/4, SW1/4NE1/4,  
SE1/4, N1/2SW1/4  
Section 6: Lot 1, S1/2NE1/4, N1/2SE1/4  
Section 8: E1/2, NE1/4SW1/4  
Section 9: SW1/4, S1/2NW1/4, NW1/4NW1/4

That portion of Lot 4, S1/2NW1/4, SW1/4 of Section 4, Lot 1, SE1/4NE1/4 of Section 5, NE1/4NW1/4, NW1/4NE1/4, S1/2NE1/4, and SE1/4 of Section 9; said portions lying west and south of an existing and proposed fence line; said fence lines more particularly described as follows:

Beginning at a point on the approximate north line of said Lot 1, of Section 5, said point being west, 220.77 feet from the northeast corner of said Section 5; thence S41°00'29"E, 762.67 feet along a proposed fence line to a point; thence S30°54'12"W, 388.74 feet along said proposed fence line to a point; thence S04°12'13"W, 1145.64 feet along said proposed fence line to a point; thence S73°59'22"E, 1049.52 feet along said proposed fence line to a point; thence S32°40'07"E, 917.67 feet along said proposed fence line to a point on an existing fence line; thence S04°04'35"E, 1353.41 feet along said existing fence line to a point; thence S31°13'40"W, 85.09 feet along said existing fence line to a point; thence S53°19'21"E, 1261.36 feet along a proposed fence line to a point; thence S30°15'29"E, 1274.05 feet along said proposed fence line to a point on the existing fence line; thence S39°06'28"E, 308.91 feet along said existing fence line to a point; thence S43°35'14"E, 649.96 feet along said existing fence line to a point; thence S29°19'43"E, 814.22 feet along said existing fence line to a point; thence S26°56'33"E, 256.94 feet along said existing fence line to a point; thence S20°55'42"W, 287.17 feet along said existing fence line to a point; thence S36°26'30"E, 378.22 feet along said existing fence line to a point; thence S79°06'11"W, 89.66 feet along said existing fence line to a point; thence S63°27'38"E, 650.00 feet along a proposed fence line to a point; thence S57°38'22"W, 731.65 feet to a point on an existing fence line; thence S43°03'51"W, 181.57 feet along said existing fence line to a point; thence S02°28'13"E, 349.89 feet along said existing fence line to a point; thence S02°28'13"E, 691.89 feet to a point on the approximate south line of said Section 9; said point being N39°49'12"W, 10,175.41 feet from the east quarter corner of Section 22.

Also including a tract of land situated in the S1/2NE1/4, SE1/4 and E1/2SW1/4 of Section 15; the NW1/4NE1/4, NE1/4NW1/4 of Section 22, Township 57 North, Range 82 West of the 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Beginning at a point on a fence line, said point being N50°16'19"W, 2600.19 feet from the east quarter corner of said Section 22; thence N20°42'53"E, 3962.52 feet to a point on a proposed fence line; thence N54°20'37"W, 877.26 feet along said proposed fence line to a point; thence S44°55'32"W, 3436.72 feet to a point on an existing fence line; thence S36°58'58"E, 684.21 feet along said existing fence line to a point; thence S58°13'52"E, 955.01 feet along said existing fence line to a point; thence S39°13'54"E, 549.68 feet along said existing fence line to a point; thence S28°21'44"E,

351.50 feet along said existing fence line to the point of beginning.

WHEREAS, the Grantees Robert J. Viren and Leslie S. Viren are the owners of a parcel of land described as follows:

Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming

Section 21: E1/2  
 Section 22: NW1/4NW1/4, S1/2NW1/4, SE1/4, S1/2SE1/4  
               NW1/4SE1/4  
 Section 26: W1/2NW1/4, NW1/4SW1/4  
 Section 27: N1/2, SE1/4, N1/2SW1/4  
 Section 28: E1/2NE1/4

That portion of the E1/2SE1/4 of Section Nine (9) lying east and south of the following described existing and proposed fence line, said fence lines more particularly described as follows:

Beginning at a point on the approximate south line of said Section Nine (9), said point being N39°49'12"W, 10,175.41 feet from the east quarter corner of Section Twenty-two (22); thence N02°28'13"W 691.89 feet to a point on an existing fence line; thence N02°28'13"W, 349.89 feet along said existing fence line to a point; thence N43°03'51"E, 181.57 feet along said existing fence line to a point; thence N57°38'22"E, 731.65 feet to a point on a proposed fence line; thence S63°27'38"E, 427.56 feet along said proposed fence line to a point on the approximate east line of said Section 9, said point being S30°28'46"E, 10,571.42 feet from the northeast corner of Section Five (5) and N30°36'32"W, 10,677.07 feet from the east quarter corner of Section Twenty-two (22);

That portion of SW1/4SW1/4 of Section Ten (10), W1/2NW1/4, SW1/4 of Section Fifteen (15), NE1/4, NE1/4NW1/4, and NE1/4SE1/4 of Section Twenty-two (22); said portions lying south and west of an existing and proposed fence line, said fence lines more particularly described as follows:

Beginning at a point on a proposed fence line and the approximate west line of said Section Ten (10), said point being S30°28'46"E, 10,571.42 feet from the northeast corner of Section Five (5) and N30°36'32"W, 10,677.07 feet from the east quarter corner of said Section Twenty-two (22); thence S64°12'43"E, 660.53 feet along a proposed fence line to a point on an existing fence line; thence S75°01'29"W, 136.70 feet along said fence line; thence S01°22'17"W, 590.29 feet along said existing fence line to a point; thence S04°39'52"W, 289.69 feet along said existing fence line to a point; thence S01°30'22"E, 1493.52 feet to a point on an existing fence line; thence S31°38'42"E, 520.77 feet along said existing fence line to a point; thence S28°50'40"E, 276.45 feet along said existing fence line to a point; thence S13°44'28"E, 286.96 feet along said existing fence line to a point; thence S24°57'49"E, 242.90 feet along said existing fence line to a point; thence S37°18'21"E, 1123.24 feet along said existing fence line to a point; thence S01°24'05"W, 970.91 feet along said existing fence line to a point; thence S36°58'58"E, 684.21 feet along said fence line to a point; thence S58°13'52"E, 955.01 feet along said existing fence line to a point; thence S39°13'54"E, 549.68 feet along said existing fence line to a point;

thence S28°21'44"E, 1385.52 feet along said existing fence line to a point; thence S34°00'23"E, 610.24 feet along said existing fence line to a point; thence S58°57'13"E, 567.24 feet along said existing fence line to a point; thence S60°44'34"E, 780.13 feet along said existing fence line to a point on the approximate east line of Section Twenty-two (22), said point being S0°05'22"W, 427.70 feet from said east quarter corner of Section Twenty-two (22).

Also including a tract of land situated in the S1/2SW1/4 of Section Ten (10), and Section Fifteen (15), said tract of land being more particularly described as follows:

Beginning at a point on an existing fence line, said point being S32°22'08"E, 11,126.79 feet from the northeast corner of Section Five (5); thence S75°01'29"W, 136.70 feet along said existing fence line to a point; thence S01°22'17"W, 590.29 feet along said existing fence line to a point; thence S04°39'52"W, 289.69 feet along said existing fence line to a point; thence S01°30'22"E, 1493.52 feet to a point on an existing fence line; thence S31°38'42"E, 520.77 feet along said existing fence line to a point; thence S28°50'40"E, 276.45 feet along said existing fence line to a point; thence S13°44'28"E, 286.96 feet along said existing fence line to a point; thence S24°57'49"E, 242.90 feet along said existing fence line to a point; thence S37°18'21"E, 1123.24 feet along said existing fence line to a point; thence S01°24'05"W, 970.91 feet along said existing fence line to a point; thence N44°55'32"E, 3436.72 feet to a point on a proposed fence line; thence N54°20'37"W, 510.00 feet along said proposed fence line to a point; thence N50°03'32"W, 1580.52 feet along said proposed fence line to a point; thence N65°53'38"W, 295.88 feet along said proposed fence line to a point; thence N45°47'56"W, 2279.97 feet along said proposed fence line to the point of beginning.

WHEREAS, the Grantees desire private rights-of-way to permit Grantees, their heirs, successors in interest and assignees to have ingress and egress from Badger Creek County Road to lands owned by Grantees as described above;

NOW THEREFORE, in consideration of the above and foregoing, and in further consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantors, the receipt and sufficiency whereof is hereby acknowledged, Grantors do hereby grant unto the Grantees and to their heirs, successors in interest, and assigns, easements for private rights-of-way and private roadways located in Sheridan County, and State of Wyoming, to-wit:

EASEMENT NO. 1

An easement forty (40) feet wide being twenty (20) feet either side of a centerline lying in Section Thirty-two (32) and Section Thirty-three (33), Township Fifty-eight (58) North, Range Eighty-two (82) West, and Section Four (4), Section Nine (2), Section Ten (10), and Section Fifteen (15), Township Fifty-seven (57) North, Range Eighty-two (82) West of the 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:

Beginning at a point on the north line of a tract of land described in Book 254 of Deeds, page 600, said point being S67°07'40"E, 43.56 feet from the west quarter corner of Section Thirty-three (33) of said Township Fifty-eight (58) North, Range Eighty-two (82) West and on the centerline of a proposed road; thence S52°00'33"W, 255.62 feet along said centerline to a point on the centerline of an existing road; thence S26°57'18"W, 185.66 feet along said centerline to a point; thence S38°16'00"E, 266.56 feet along said centerline to a point; thence S10°40'47"E, 233.06 feet along said centerline to a point; thence S20°27'23"E, 193.63 feet along said centerline to a point; thence S19°25'16"W, 139.65 feet along said centerline to a point; thence S54°04'28"W, 189.00 feet along said centerline to a point; thence S85°33'30"W, 153.41 feet along said centerline to a point; thence N76°08'38"W, 177.84 feet along said centerline to a point; thence N85°36'20"W, 173.94 feet along said centerline to a point; thence N70°21'28"W, 350.12 feet along said centerline to a point; thence S87°56'49"W, 182.46 feet along said centerline to a point; thence S47°11'46"W, 143.74 feet along said centerline to a point; thence S14°55'36"E, 120.24 feet along said centerline to a point; thence S36°01'36"E, 774.72 feet along said centerline to a point; thence S33°13'51"E, 419.95 feet along said centerline to a point; thence S45°19'27"E, 228.10 feet along said centerline to a point; thence S65°53'03"E, 249.05 feet along said centerline to a point; thence S49°16'19"E, 409.85 feet along said centerline to a point; thence S39°59'22"E, 547.01 feet along said centerline to a point; thence S01°03'29"W, 104.65 feet along said centerline to a point; thence S39°41'04"W, 185.96 feet along said centerline to a point; thence S51°11'31"W, 235.77 feet along said centerline to a point; thence S26°10'32"W, 109.37 feet along said centerline to a point; thence S20°01'08"E, 217.12 feet along said centerline to a point; thence S02°10'37"E, 286.47 feet along said centerline to a point; thence S26°26'53"E, 162.58 feet along said centerline to a point; thence S01°28'54"E, 183.87 feet along said centerline to a point; thence S40°41'37"E, 82.10 feet along said centerline to a point; thence S61°12'12"E, 578.97 feet along said centerline to a point; thence S42°58'55"E, 204.40 feet along said centerline to a point; thence S33°06'10"E, 260.57 feet along said centerline to a point; thence S40°24'57"E, 461.54 feet along said centerline to a point; thence S19°39'23"E, 588.77 feet along said centerline to a point; thence S09°40'45"E, 224.81 feet along said centerline to a point; thence S09°42'22"W, 283.47 feet along said centerline to a point; thence S11°17'35"E, 214.33 feet along said centerline to a point; thence S20°24'21"E, 365.54 feet along said centerline to a point; thence S32°32'14"E, 591.75 feet along said centerline to a point; thence S53°19'21"E, 416.64 feet along said centerline to a point; thence S57°31'41"E, 270.06 feet along said centerline to a point; thence S55°45'31"E, 237.73 feet along said centerline to a point; thence S49°20'30"E, 411.64 feet along said centerline to a point; thence S44°15'03"E, 423.53 feet along said centerline to a point; thence S17°22'09"E, 399.69 feet along said centerline to a point; thence S22°31'52"E, 278.83 feet along said centerline to a point; thence S18°32'16"E, 136.31 feet along said centerline to a point; thence S36°27'19"E, 253.63 feet along said centerline to a point; thence S31°31'21"E, 470.36 feet along said centerline to a point; thence S35°38'58"E, 691.33 feet along said centerline to a point; thence S36°44'12"E, 224.87 feet along said centerline to a

point; thence S15°39'46"E, 437.39 feet along said centerline to a point; thence S28°12'01"E, 341.60 feet along said centerline to a point; thence S58°40'09"E, 218.63 feet along said centerline to a point; thence S72°51'05"E, 41.59 feet along said centerline to a point; thence S67°00'02"E, 142.75 feet along said centerline to a point; thence S63°47'40"E, 428.21 feet along said centerline to a point; thence S60°28'46"E, 333.91 feet along said centerline to a point; thence S45°47'56"E, 40.00 feet along said centerline to a point, said point being N28°22'16"W, 10,104.39 feet from the east quarter corner of Section Twenty-two (22), Township Fifty-seven (57) North, Range Eighty-two (82) West.

#### EASEMENT NO. 2

An access easement for ingress and egress lying in the SW1/4 of Section Twenty-one (21), and the W1/2 of Section Twenty-eight (28), Township Fifty-eight (58) North, Range Eighty-two (82) West of the 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:

An easement forty (40) feet wide being twenty (20) feet either side of an existing road centerline, said centerline described as follows:

Beginning at a point on the centerline of the Badger Creek County Road, said point being N15°56'12"E, 5757.18 feet from the southwest corner of said Section Twenty-eight (28); thence S14°45'21"W, 87.70 feet along said centerline to a point; thence S42°03'11"W, 237.14 feet along said centerline to a point; thence S01°53'46"W, 480.83 feet along said centerline to a point; thence S23°44'58"W, 377.18 feet along said centerline to a point; thence S04°39'50"E, 210.87 feet along said centerline to a point; thence S39°00'53"E, 127.90 feet along said centerline to a point; thence S62°45'17"E, 390.51 feet along said centerline to a point; thence S11°37'22"E, 96.08 feet along said centerline to a point; thence S18°32'19"W, 144.29 feet along said centerline to a point; thence S17°23'37"W, 167.69 feet along said centerline to a point; thence S65°39'23"W, 144.19 feet along said centerline to a point; thence N88°59'59"W, 169.70 feet along said centerline to a point; thence S52°07'35"W, 102.86 feet along said centerline to a point; thence S11°41'56"W, 140.96 feet along said centerline to a point; thence S05°28'09"W, 220.47 feet along said centerline to a point; thence S51°04'08"W, 681.59 feet along said centerline to a point; thence S46°40'53"W, 255.30 feet along said centerline to a point; thence S68°34'33"W, 220.43 feet along said centerline to a point; S39°19'09"W, 342.60 feet along said centerline to a point on a proposed road centerline, said point being Due West, 40.00 feet from the east line of a tract of land described in Book 283 of Deeds, page 530 and N00°48'03"E, 2144.14 feet from the southwest corner of said Section Twenty-eight;

An easement eighty (80) feet wide being forty (40) feet either side of a proposed road centerline, said centerline described as follows:

Beginning at a point, said point being Due West, 40.00 feet from the east line of a tract of land described in Book 283 of Deeds, page 530 and N00°48'03"E, 2144.14 feet from the southwest corner of said Section Twenty-eight (28); thence Due South, 1458.92 feet along said centerline and parallel to said east line to a point on an existing road centerline, said point being

N02°30'19"E, 685.66 feet from the southwest corner of Section Twenty-eight (28);

An easement forty (40) feet wide being twenty (20) feet either side of an existing road centerline, said centerline described as follows:

Beginning at a point, said point being N02°30'19"E, 685.66 feet from the southwest corner of said Section Twenty-eight (28); thence S53°24'18"E, 50.29 feet along the centerline of said forty (40) foot easement to a point; thence S16°41'23"E, 213.96 feet along said centerline to a point; thence S24°43'30"E, 387.68 feet along said centerline to a point; thence S15°19'25"E, 98.96 feet along said centerline to a point on the south line of said tract of land described in Book 283 of Deeds, Page 530, said point being N89°33'10"E, 320.11 feet from the said southwest corner of Section Twenty-eight (28). ~

These easements are granted to enable Grantees and their heirs, successors in interest, and assigns, to have access to their lands as described above.

As additional consideration for this grant, Grantees agree as follows:

1. The Grantors, their successors in interest and assigns reserve the right to use said access routes at all times; and,
2. Grantees, their heirs, successors in interest and assigns shall be responsible for the maintenance of the roadways at all times; and,
3. Grantees, their heirs, successors in interest and assigns shall hold Grantors, their successors in interest and assigns harmless from any and all liability for injury, death or property damage sustained by Grantees, their heirs, successors in interest and assigns, or their employees or invitees on the roadways to be constructed and maintained by Grantees, their heirs, successors in interest and assigns.

These easements and the covenants herein contained shall be construed as running with the lands for the private use and benefit of the Grantees, their heirs, successors in interest and assigns and does not permit any use other than uses connected with agriculture or hunting.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 1993.

Larry S. Thomas  
Larry S. Thomas

Marilyn K. Thomas  
Marilyn K. Thomas

Edward A. Viren  
Edward A. Viren

BY: Robert J. Viren  
Robert J. Viren, his attorney in fact

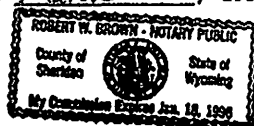
Donna L. Viren  
Donna L. Viren, her attorney in fact

Robert J. Viren  
Robert J. Viren

Leslie S. Viren  
Leslie S. Viren

STATE OF WYOMING )  
: ss  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 4th day of March, 1993, by Larry S. Thomas.

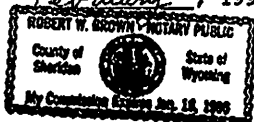


My commission expires:

Robert W. Brown  
Notary Public  
Jan. 18, 1996

STATE OF WYOMING )  
: ss  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 26th day of February, 1993, by Marilyn S. Thomas.



My commission expires:

Robert W. Brown  
Notary Public  
Jan. 18, 1996

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STATE OF WYOMING     )  
                              : ss  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 1993, by Edward A. Viren and Donna L. Viren,  
husband and wife.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF WYOMING     )  
                              : ss  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 1993, by Edward A. Viren and Donna L. Viren,  
husband and wife.

\_\_\_\_\_  
Notary Public

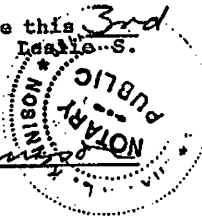
My commission expires: \_\_\_\_\_

STATE OF WYOMING     )  
                              : ss  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this 3rd  
day of April, 1993, by Robert J. Viren and Leanne S.  
Viren, husband and wife.

Sharon D. Kimbrell  
Notary Public

My commission expires: March 18, 1997



STATE OF WYOMING     )  
                              : SS  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this third day of April, 1993, by Robert J. Viren, who acknowledged himself to be attorney-in-fact for Edward A. Viren and Donna L. Viren, and acknowledged that he executed the same as the act of his principals for the purposes therein contained.

Witness my hand and official seal.

*Sherry J. Kimball*  
Notary Public

My Commission expires: March 18, 1997

