

EASEMENT

For valuable consideration, the receipt of which is hereby acknowledged, **Charles K. Lawrence Order Buying Co., Inc.**, a Wyoming corporation, whose address is 877 U.S. Hwy. 16 E, Buffalo, WY 82834 (herein referred to as "Grantor") does hereby grant to **Maestri Ranch Company, LLC**, a Wyoming Limited Liability Company, whose address is 16 Eagle Ridge Dr., Sheridan, WY 82801, (herein referred to as "Grantee"), and its successors and assigns, subject to the terms and conditions set forth herein, a forty foot (40') perpetual non-exclusive access easements for ingress and egress over and across an existing road that crosses lands owned by Grantor crossing over Sections 29, 30, and 32 in T58N, R77W, 6th P.M. in Sheridan County, Wyoming more specifically described as follows (referred to herein as the "Easement"):

See **Exhibit A** attached hereto and incorporated herein.

The access easement granted herein is for the benefit of, and shall run with the following described lands owned by Grantee:

See **Exhibit B** attached hereto and incorporated herein.

The easement is subject to the following terms and conditions:

1. The easement granted herein is limited to use for ranching, agriculture, and recreational purposes only, and may not be used for the purposes of exploring for, developing, producing, or transporting oil, gas, coal, shale, gravel, or any other mineral, nor for any other purposes not expressly described herein.
2. The easement granted herein is nonexclusive and is confined to the described existing roads, and shall not be interpreted to grant any further or broader rights than specifically set forth herein.
3. Grantor reserves the right at any time to place gates across the road traversed by this easement and to lock said gates, provided that Grantee is provided with keys to such locks.
4. Grantee may, at its sole expense, maintain and improve the road traversed by the easement granted herein, including the installation of cattle guards.
5. Grantee shall have no right to assign or convey to third parties the easement granted herein, except in connection with a sale of all or part of Grantee's lands benefitted by this easement.
6. This access easement shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns.

Dated this 26 day of July, 2018.

Charles K. Lawrence Order Buying Co., Inc., a Wyoming corporation



Dan Lawrence, President



2018-743966 7/26/2018 4:53 PM PAGE: 2 OF 5
BOOK: 575 PAGE: 276 FEES: \$42.00 MFP EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The foregoing Easement was acknowledged before me this 26 day of July, 2018 by **Dan Lawrence, President of Charles K. Lawrence Order Buying Co., Inc.**

Witness my hand and official seal.


Notary Public

4/10/22
My commission expires:



EXHIBIT "A"

RE: Record Owner – Maestri Ranch Company, LLC

An easement forty (40) feet wide being twenty (20) feet each side of the following described centerline of an existing access road situated in Lot 11 of Section 30, and Resurvey Tracts 52-E, 52-F, 52-G, 52-I, 52-J, and 52-P, Resurvey of Township 58 North, Range 77 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "C"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southeast corner of said Section 30; thence N68°39'00"W, 1417.16 feet to the **POINT OF BEGINNING** of the herein described easement, said point lying on the west line of said Lot 11; thence N82°37'27"E, 101.76 feet along said centerline to a point; thence N61°14'11"E, 342.37 feet along said centerline to a point; thence N85°58'31"E, 210.26 feet along said centerline to a point; thence N62°22'48"E, 135.26 feet along said centerline to a point; thence N64°37'16"E, 314.22 feet along said centerline to a point; thence N76°23'05"E, 445.82 feet along said centerline to a point; thence N57°30'52"E, 184.71 feet along said centerline to a point; thence N49°02'01"E, 237.47 feet along said centerline to a point; thence N61°37'45"E, 185.42 feet along said centerline to a point; thence N74°12'58"E, 214.31 feet along said centerline to a point; thence S87°39'44"E, 319.56 feet along said centerline to a point; thence S85°43'13"E, 592.64 feet along said centerline to a point; thence S51°56'28"E, 110.95 feet along said centerline to a point; thence S30°26'00"E, 286.88 feet along said centerline to a point; thence S45°11'06"E, 324.52 feet along said centerline to a point; thence S37°45'03"E, 290.59 feet along said centerline to a point; thence S55°25'32"E, 267.96 feet along said centerline to a point; thence S29°03'38"E, 94.26 feet along said centerline to a point; thence S11°09'25"E, 342.20 feet along said centerline to a point; thence S22°30'29"E, 502.51 feet along said centerline to a point; thence S33°12'08"E, 282.08 feet along said centerline to a point; thence S45°20'40"E, 235.73 feet along said centerline to a point; thence S64°48'11"E, 195.55 feet along said centerline to a point; thence S78°28'52"E, 228.76 feet along said centerline to a point; thence S89°49'14"E, 204.64 feet along said centerline to a point; thence S64°08'53"E, 108.35 feet along said centerline to a point; thence S47°11'56"E, 368.89 feet along said centerline to a point; thence S59°46'44"E, 200.98 feet along said centerline to a point; thence S74°25'26"E, 344.61 feet along said centerline to a point; thence S67°43'43"E, 409.53 feet along said centerline to a point; thence S81°40'02"E, 156.27 feet along said centerline to the **POINT OF TERMINUS** of said described easement, said point lying on the east line of said Resurvey Tract 52 and being N00°01'47"E, 750.13 feet from corner No. 4 of said Tract 52.

Basis of Bearings per G.L.O. Resurvey (1921)

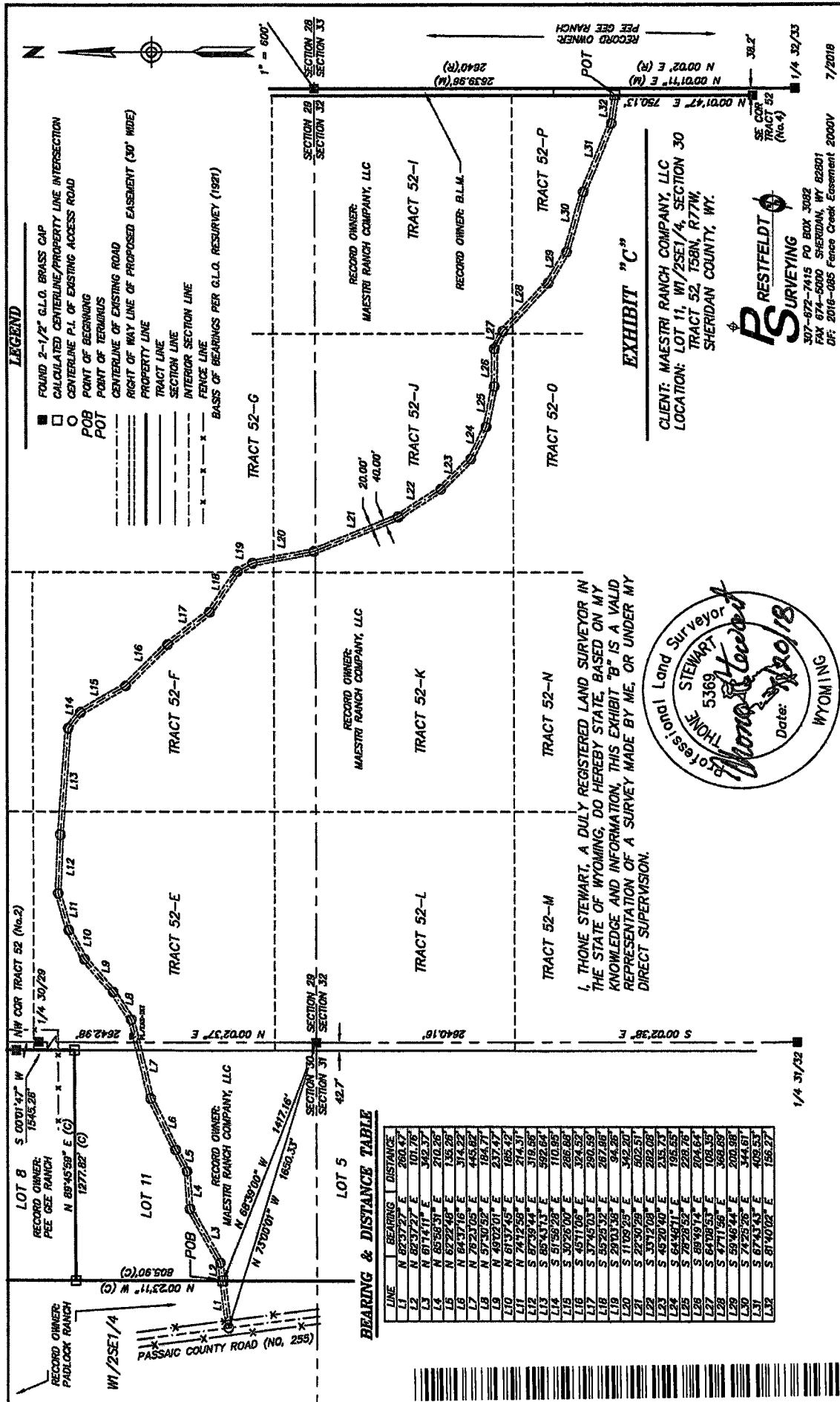


EXHIBIT "C"

CLIENT: MAESTRI RANCH COMPANY, LLC
LOCATION: LOT 11, W1/2SE1/4, SECTION 30
TRACT 52, T58N, R77W,
SHERIDAN COUNTY, WY.

PS SURVEYING
RESTFELDT
307-872-7415 PO BOX 3082
FAX 874-5000 SHERIDAN, WY 82801
OF: 2016-085 Fence Creek Easement 2000V 7/2018

Professional Land Surveyor
THOMAS STEWART
5369
Date: 7/20/18
WYOMING

I, THOMAS STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE, BASED ON MY KNOWLEDGE AND INFORMATION, THIS EXHIBIT "B" IS A VALID REPRESENTATION OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.



EXHIBIT "B"

Resurvey Township 58 North, Range 77 West, 6th P.M., Sheridan County, Wyoming:

Section 21: Lot 5;
Section 22: Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13; NE $\frac{1}{4}$ SE $\frac{1}{4}$;
Section 23: Lots 5, 6, 7, 8, 9, 10, 11 and 12; N $\frac{1}{2}$ S $\frac{1}{2}$
Section 25: Tracts 46, 47, 48 and 49;
Section 26: Lots 1, 2 and 3; that portion of Tract 43 lying East of a line drawn between
the center of Section 22 and 27; Tracts 44 and 45;
Section 27: Lots 2 and 3; SE $\frac{1}{4}$ NW $\frac{1}{4}$
Section 35: ALL
Section 36: Tract 55

Resurvey Township 58 North, Range 76 West, 6th P.M., Sheridan County, Wyoming:

Sections 31 and 32: Tracts 40, 41 42A, 42B, 43, 45, 46, 47, 48, 49, 50 and 51

NO. 2018-743966 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801