

***ACCESS and UTILITY EASEMENT***

James T. Bohn and Patty L. Bohn, husband and wife, ("Grantors"), for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, do hereby grant to W bar D Ranch, LLC, a Wyoming limited liability company, ("Grantee"), an access easement across that strip of land more specifically described and illustrated on **Exhibit "A"**, attached hereto and incorporated herein by reference, herein the ("Easement Route"), for the benefit of the Dominant Parcel described below.

*Grant of Easement For Benefit of Dominant Parcel.* Grantors grant this easement across said Easement Route to and for the benefit of the real property described on **Exhibit "B"**, attached hereto and incorporated herein, and each and every portion thereof (the "Dominant Parcel").

*Intent and Purpose of Easement.* Grantors' intent and purpose by this grant is to provide the non-exclusive right of ingress and egress and utility access across the Easement Route for access to and from the Dominant Parcel.

Neither Grantor nor Grantee, nor their successors, shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land.

DATED this 6<sup>th</sup> day of March, 2014.

James T. Bohn  
James T. Bohn

Patty L. Bohn  
Patty L. Bohn

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

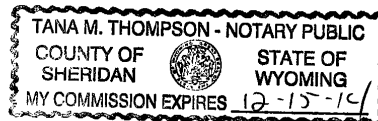
This instrument was acknowledged before me on the 6<sup>th</sup> day of March, 2014 by James T. Bohn.

WITNESS my hand and official seal.

Tana M. Thompson  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

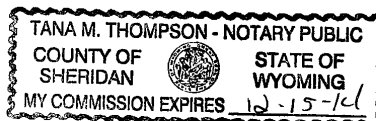


This instrument was acknowledged before me on the 6<sup>th</sup> day of March, 2014 by Patty L. Bohn.

WITNESS my hand and official seal.

Tana M. Thompson  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires



## EXHIBIT A LEGAL DESCRIPTION

**Record Owners: James T. Bohn & Patty L. Bohn**  
**February 21, 2014**

**Re: Access and Utility Easement** (James T. & Patty L. Bohn to W bar D Ranch, LLC)

An access and utility easement situated in the SE¼SW¼ of Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on the Record of Survey for a Boundary Line Adjustment filed in **Drawer "A" of Plats, Number "71"**, County Clerk's Office, Sheridan County Courthouse; said easement being more particularly described as follows:

Commencing at the south quarter corner of said Section 26 (Monumented with a 1½" Aluminum Cap inside a 2" Iron Pipe per PLS 102); thence S89°57'38"W, 289.01 feet along the south line of said SE¼SW¼ to the **POINT OF BEGINNING** of said easement, said point being the southeast corner of a tract of land described in Book 545 of Deeds, Page 462; thence, continue S89°57'38"W, 30.70 feet along said south line of the SE¼SW¼ and the south line of said tract described in Book 545 of Deeds, Page 462 to a point, said point being the southwest corner of said tract described in Book 545 of Deeds, Page 462, and the southeast corner of a tract of land described in Book 544 of Deeds, Page 377; thence N00°12'09"E, 60.00 feet along the east line of said tract described in Book 544 of Deeds, Page 377 to a point; thence N89°57'38"E, 30.66 feet to a point, said point lying on the west line of a tract of land described in Book 196 of Deeds, Page 380; thence S00°09'46"W, 60.00 feet along said west line of said tract described in Book 196 of Deeds, Page 380 to the **POINT OF BEGINNING** of said easement.

Said access and utility easement contains 1,841 square feet of land, more or less.

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

## EXHIBIT B LEGAL DESCRIPTION

Record Owner: W bar D Ranch, LLC  
February 20, 2014

**Township 55 North, Range 84 West, 6th Principal Meridian**  
Section 26: SW¼SE¼

Attached to a tract of land situated in the SE¼SW¼ of Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, Record of Survey for a Boundary Line Adjustment filed in **Drawer "A" of Plats, Number "71"**, County Clerk's Office, Sheridan County Courthouse; said tract of land being more particularly described as follows:

**BEGINNING** at the south quarter corner of said Section 26 (Monumented with a 1½" Aluminum Cap inside a 2" Iron Pipe per PLS 102); thence S89°57'38"W, 289.01 feet along the south line of said SE¼SW¼ to a point, said point being the southeast corner of a tract of land described in Book 545 of Deeds, Page 462; thence N00°09'46"E, 60.00 feet along the east line of said tract described in Book 545 of Deeds, Page 462 to a point; thence N89°57'38"E, 288.88 feet to a point, said point lying on the east line of said SE¼SW¼; thence S00°02'16"W, 60.00 feet along said east line of the SE¼SW¼ to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.40 acres of land, more or less.

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

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