

UTILITY EASEMENT

The undersigned Grantor, **HOLLY SUGAR CORPORATION**, a New York Corporation, for value received, hereby grants, bargains and conveys unto **WALTON F. SMITH**, a married man dealing in his sole and separate property, Grantee, his successors, assigns, lessees, licensees, agents, distributees, heirs and personal representatives, a permanent, perpetual, ~~exclusive~~ right-of-way easement for the purpose of constructing, operating, maintaining, repairing and replacing utility lines, as the Grantee may require, upon, over, under and across the following-described lands situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See Exhibit "A", attached hereto and made a part hereof.

Together with the right of ingress and egress over the above-described property.

Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

The Grantee shall have the right to excavate and refill ditches and trenches for the location of such utility lines, and the further right to remove all vegetation and other obstructions interfering with the location, construction, and maintenance of such lines.

This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties to this agreement, their respective heirs, beneficiaries, successors, personal representatives or assigns.

This agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Wyoming.

DATED this 11th day of March, 1998.

GRANTOR - HOLLY SUGAR CORPORATION,
a New York Corporation

Attest:

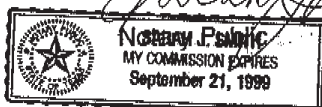
By: Roy E. Henderson
Title: Assistant Secretary

By: Roger W. Hill *rs*
Title: President

STATE OF TEXAS)
COUNTY OF FT. BEND) : ss.

The above and foregoing Utility Easement was signed and acknowledged before me this 11th day of March, 1998, by Roger W. Hill, the President of Holly Sugar Corporation, a New York Corporation.

Witness my hand and official seal.



Sarah J. Smith

My commission expires: _____

EXHIBIT "A"
TO UTILITY EASEMENT

GRANTOR: HOLLY SUGAR CORPORATION
GRANTEE: WALTON F. SMITH
DATE: JANUARY 9, 1998

Legal Description

A ten-foot (10.00') wide tract of land located in the Northwest Quarter of the Southeast Quarter (NW/4SE/4) of Section 35, Township 56 North, Range 84 West, of the Sixth Principal Meridian, City of Sheridan, Sheridan County, Wyoming, lying five feet (5.00') on each side of the following described centerline:

Beginning at a point located N12°11'04"E, 2022.19 feet from the South Quarter Corner of said Section 35; thence N71°20'58"E, 35.32 feet to the west line of Lot 10 of the Replat of Sugarland South Addition to the City of Sheridan, Wyoming, lengthening or shortening the side lines of said easement to intersect said west line of Lot 10, containing 353 square feet, more or less.