

RECORDED OCTOBER 16, 1991 BK 345 PG 111 NO 93714 RONALD L. DAILEY, COUNTY CLERK
STATE OF WYOMING)
County of Sheridan) ss.

AFFIDAVIT OF FACTS CONCERNING PERMISSIVE USE OF ROAD

ROBERT E. DEMPLE, after being duly sworn upon oath, does depose and say:

1. The purpose of this Affidavit is to clarify certain facts relating to real estate located in Sheridan County, Wyoming, as authorized by Wyoming Statutes 1977, Section 34-11-101 and Standard 8.2 of the Title Standards of the Wyoming State Bar Association.

2. The facts set forth herein are based on Affiant's personal knowledge and personal acquaintance with the people referred to herein.


3. Affiant is the owner of the following described lands which are located in Sheridan County, Wyoming and which are described on Exhibit A which is attached hereto.

4. There is a road which crosses the above described land which is described on Exhibit B which is attached hereto.

5. The above described road has, for many years, been used by Robert Connell and Irene Connell, and by their employees, agents and business invitees with Affiant's permission for the purpose of gaining access to land which they own which adjoins the property owned by Affiant on the easterly side thereof. Such use has, at all times, been with the permission of the Affiant. The use of such road was allowed because the Connells were good neighbors and good friends.

Further Affiant sayeth not.

Dated this 1st day of Oct, 1991.

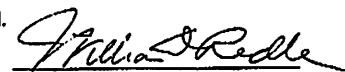

Robert E. Demple

STATE OF WYOMING)
County of Sheridan) ss.

The above and foregoing Affidavit of Facts Concerning Permissive Use of Road was subscribed, sworn to and acknowledged before me this 1st day of Oct, 1991, by Robert E. Demple.

WITNESS my hand and official seal.




Notary Public

My Commission expires: March 24-1994

Township 55 North, Range 85 West, 6th P. M.

Sheridan County, Wyoming

Section 25: W1/2NW1/4

Section 26: E1/2, E1/2W1/2

Section 35: E1/2NE1/4

Section 14: SE/4SE/4

Section 23: SE/4, NE/4NE/4, S/2NE/4, E/2SW/4, All of the S/2NE/4NW/4, S/2NW/4 and the NW/4SW/4 except the land more particularly described as follows:

Beginning at the NW Corner of said NW/4SW/4, said point also being the West Quarter Corner of said Section 23; thence N. 0°53'20" E., 1352.66 feet to the NW Corner of said SW/4NW/4; thence N. 89°29'39" E., 1314.99 feet to the NE Corner of said SW/4NW/4; thence N. 0°46'41" E., 675.14 feet to the NW Corner of said S/2NE/4NW/4; thence N. 89°32'41" E., 247.16 feet along the North line of said S/2NE/4NW/4 to a point; thence S. 20°20'18" E., 321.31 feet to a point; thence S. 36°58'32" E., 218.83 feet to a point; thence S. 07°33'10" W., 424.61 feet to a point; thence S. 07°37'28" E., 63.46 feet to a point; thence S. 37°35'37" W., 342.40 feet to a point; thence S. 77°11'35" W., 603.61 feet to a point; thence S. 61°49'18" W., 198.12 feet to a point; thence N. 64°59'13" W., 492.93 feet to a point; thence N. 70°03'23" W., 268.41 feet to a point on the centerline of the Beaver Creek County Road; thence S. 11°22'24" E., 798.05 feet along said centerline to a point; thence S. 02°23'13" E., 158.72 feet along said centerline to a point; thence S. 09°45'54" E., 187.08 feet along said centerline to a point; thence S. 09°54'50" W., 474.72 feet along said centerline to a point; thence S. 06°46'17" E., 645.52 feet along said centerline to a point on the South line of said NW/4SW/4; thence S. 89°39'26" W., 175.87 feet to the SW Corner of said NW/4SW/4; thence N. 0°53'20" E., 1352.65 feet to the point of beginning, said portion containing 82.84 acres, more or less.

LEGAL DESCRIPTION

That portion of the following described access easement being forty (40) feet wide, twenty (20) feet each side of a centerline situated in the SOUTH $\frac{1}{4}$ SE $\frac{1}{4}$, SOUTH $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, EAST $\frac{1}{4}$ WEST $\frac{1}{4}$, NORTH $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 55 North, Range 85 West, Sixth Principal Meridian, Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northeast corner of said Section 26; thence S26°20'46"W, 5843.98 feet to the POINT OF BEGINNING, said point and lying in Beaver Creek County Road; thence S88°42'55"E, 958.91 feet along the centerline of said access easement to a point; thence N69°33'08"E, 93.85 feet along said centerline to a point; thence N41°56'39"E, 204.50 feet along said centerline to a point; thence N26°35'31"E, 124.64 feet along said centerline to a point; thence N00°16'07"W, 866.75 feet along said centerline to a point; thence N03°31'59"W, 219.95 feet along said centerline to a point; thence N12°10'34"E, 134.30 feet along said centerline to a point; thence N55°00'42"E, 275.88 feet along said centerline to a point; thence N75°25'51"E, 90.89 feet along said centerline to a point; thence S55°18'42"E, 179.51 feet along said centerline to a point; thence S78°02'10"E, 181.03 feet along said centerline to a point; thence N83°03'45"E, 115.70 feet along said centerline to a point; thence N44°32'04"E, 227.00 feet along said centerline to a point; thence N43°50'26"E, 268.04 feet along said centerline to a point; thence N14°15'26"E, 58.61 feet along said centerline to a point; thence N22°56'34"W, 253.95 feet along said centerline to a point; thence N02°03'54"W, 318.96 feet along said centerline to a point; thence N06°42'08"E, 187.48 feet along said centerline to a point; thence N32°15'48"E, 33.22 feet along said centerline to a point; thence S69°15'52"E, 136.91 feet along said centerline to a point; thence S86°29'18"E, 258.16 feet along said centerline to a point; thence N89°25'29"E, 291.48 feet along said centerline to a point; thence S84°27'05"E, 167.39 feet along said centerline to a point; thence S89°52'04"E, 397.79 feet along said centerline to a point; thence N89°10'35"E, 180.54 feet along said centerline to a point; thence N84°26'22"E, 367.27 feet along said centerline to a point; thence N86°20'50"E, 142.36 feet along said centerline to a point; thence N78°13'46"E, 129.36 feet along said centerline to a point; thence S79°31'47"E, 147.28 feet along said centerline to a point; thence N85°57'38"E, 105.74 feet along said centerline to a point; thence S81°40'52"E, 176.55 feet along said centerline to a point; thence N86°48'06"E, 211.62 feet along said centerline to a point; thence S88°34'07"E, 183.31 feet along said centerline to the POINT OF TERMINUS; said point being on the east line of said Section 23 and N00°21'07"E, 17.47 feet from the southeast corner of said Section 23.

Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "B"