

PUMP ACCESS AND UTILITY EASEMENT

For value received, **JOHN E. RICE & SONS, INC.**, ("Grantor"), a Wyoming corporation of P.O. Box 4039, Sheridan, WY 82801, does hereby grant and convey to **WHITE RANCH, LLC**, a Wyoming limited liability company of 59 Halfway Lane, Ranchester, WY 82839, its successors and assigns ("Grantee"), the following Pump Access and Utility Easement ("Easement") on the land described as follows:

*See **Exhibit A** attached hereto and incorporated herein by this reference.*

Grantor grants to Grantee the Easement identified on **Exhibit A** for the purpose of allowing Grantee access to and utilization of the Goose Pump Station No. 1, located west of Wyoming State Highway 338 (a/k/a Decker Road), as a point of diversion for the Water Rights conveyed and described in Section 2 of the Second Amendment to Buy and Sell Real Estate, executed by Grantor on June 4, 2021, and Grantee on June 7, 2021. Grantee shall have the right to reconstruct, maintain, operate, modify, repair, inspect, survey, alter, improve, abandon, replace, and/or remove all utilities and utility services as they now exist or shall be hereinafter installed, including all appurtenances, attachments, and related acts deemed by Grantee to be necessary and/or desirable for its operations at Goose Pump Station No. 1. Grantor hereby grants to Grantee a right of ingress and egress over, across, and upon the land identified in **Exhibit A** to carry out these purposes.

The Easement shall be a nonexclusive, perpetual appurtenant easement and shall run with and benefit the Tract known as the "Banas Tract," which is more specifically described in **Exhibit B** hereto, and which Grantor has conveyed to Grantee. The Easement is located on and shall burden the Tract known as the "Estuary Tract." The location of this Easement (and two additional easements Grantor has conveyed to Grantee in separate instruments) on the Estuary Tract is depicted in **Exhibit C** hereto.

Grantee accepts the Easement in "as is" condition, without any responsibility of Grantor for improvement, construction, repairs, or alterations thereto.

Grantor does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

[Signatures on the Following Page]

Dated this 2nd day of July, 2021.

GRANTOR:

JOHN E. RICE & SONS, INC.

By: [Signature]

Title: Vice President

Date: July 2, 2021

GRANTEE:

WHITE RANCH, LLC

By: [Signature]

Title: Managing Member

Date: July 08, 2021

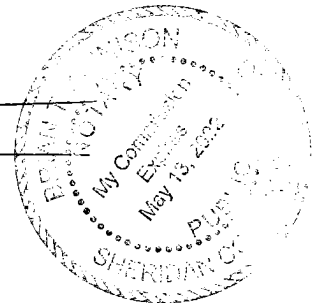
STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 2nd day of July, 2021, by **John Sargent, Vice President of John E. Rice & Sons, Inc., Grantor.**

WITNESS my hand and official seal,

[Signature]
Notary Public

My Commission expires: 5-13-22.



STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 8th day of July, 2021, by **~~William White~~, Member of White Ranch, LLC, Grantee.**

w.p.v
M.B.W *M. Beth White, Managing Member
WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission expires: 5-13-22.

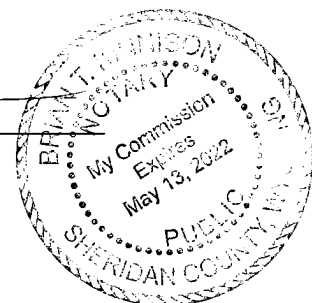


EXHIBIT A

LEGAL DESCRIPTION: PUMP ACCESS AND UTILITY EASEMENT

A TRACT OF LAND LOCATED IN THE NORTH 1/2 SOUTHWEST 1/4, AND THE SOUTH 1/2 NORTHWEST 1/4 SECTION 34, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING At A Point Which Is Located North 41°18'34" East, A Distance Of 2899.25 Feet From The Southwest Corner Of Said Section 34, Also being On The West Right Of Way Of State Highway 338 (AKA Decker Road);

Thence Leaving Said Right Of Way South 82°43'58" West, A Distance Of 20.58 Feet To The P.C. Of A Curve;

Thence With Said Curve Turning To The Right With An Arc Length Of 40.75 Feet, A Radius Of 100.00 Feet, A Chord Bearing Of North 85°35'37" West, A Chord Length Of 40.47 Feet To The P.T. Of Said Curve;

Thence North 08°36'57" West, A Distance Of 124.55 Feet To The P.C. Of A Curve;

Thence With Said Curve Turning To The Left With An Arc Length Of 198.72 Feet, A Radius Of 220.00 Feet, A Chord Bearing Of North 34°29'34" West, A Chord Length Of 192.03 Feet To The P.T. Of Said Curve;

Thence With A Reverse Curve Turning To The Right With An Arc Length Of 119.15 Feet, A Radius Of 230.00 Feet, A Chord Bearing Of North 45°31'43" West, A Chord Length Of 117.82 Feet;

Thence North 30°41'19" West, A Distance Of 34.64 Feet To The P.C. Of A Curve;

Thence With Said Curve Turning To The Left With An Arc Length Of 290.54 Feet, A Radius Of 270.00 Feet, A Chord Bearing Of North 61°30'57" West, A Chord Length Of 276.72 Feet To The P.T. Of Said Curve;

Thence South 87°39'28" West, A Distance Of 64.72 Feet To A Point;

Thence South 84°50'38" West, A Distance Of 184.64 Feet To A Point;

Thence South 89°08'32" West, A Distance Of 48.10 Feet To A Point;

Thence North 76°19'15" West, A Distance Of 30.90 Feet To A Point;

Thence North 63°57'58" West, A Distance Of 41.32 Feet To A Point;

Thence North 09°37'27" West, A Distance Of 157.07 Feet To A Point In The Center Of Goose Creek;

Thence With the Centerline Of Goose Creek South 57°58'34" East, A Distance Of 157.53 Feet To A Point;

Thence Leaving Said Centerline South 04°15'25" East, A Distance Of 46.37 Feet To A Point;

Thence North 84°50'38" East, A Distance Of 187.10 Feet To A Point;

Thence North 02°20'32" West, A Distance Of 73.55 Feet To A Point In The Center Of Goose Creek;

Thence With The Centerline Of Goose Creek North 76°24'13" East, A Distance Of 20.24 Feet To A Point;

Thence Continuing With Said Centerline North 74°16'01" East, A Distance Of 24.94 Feet To A Point;

Thence Continuing With Said Centerline South 87°54'18" East, A Distance Of 58.62 Feet To A Point;

Thence Continuing With Said Centerline South 74°31'50" East, A Distance Of 105.17 Feet To A Point;

Thence Leaving Said Centerline SOUTH A Distance Of 65.68 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 215.71 Feet, A Radius Of 330.00 Feet, A Chord Bearing Of South 49°24'53" East, A Chord Length Of 211.89 Feet;

Thence South 30°41'19" East, A Distance Of 34.64 Feet To The P.C. Of A Curve;

Thence With Said Curve Turning To The Left With An Arc Length Of 201.54 Feet, A Radius Of 170.00 Feet, A Chord Bearing Of South 64°39'11" East, A Chord Length Of 189.94 Feet To The P.T. Of Said Curve;

Thence North 81°23'03" East, A Distance Of 1.44 Feet To A Point On The West Right Of Way Of State Highway 338 (AKA Decker Road);

Thence With Said Right Of Way South 08°37'00" East, A Distance Of 317.58 Feet To The Point Of **Beginning**, Having An Area Of 95873.83 Square Feet, 2.20 Acres more or less.

EXHIBIT B

LEGAL DESCRIPTION: THE BANAS TRACT

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4, SECTION 34 AND THE EAST 1/2, SECTION 33, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING On The South 1/4 Corner Of Said Section 33, Said Point Being A 3.25" Aluminum Cap;

Thence With The West Line Of The East 1/4 Of Said Section 33, North 06°26'51" West, A Distance Of 4421.40 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Line South 29°16'17" East, A Distance Of 1580.68 Feet To The PC Of A Curve;

Thence Continuing With Said Right Of Way With A Curve Turning To The Right With An Arc Length Of 1139.16 Feet, A Radius Of 11245.89 Feet, A Chord Bearing Of South 26°22'10" East, A Chord Length Of 1138.68 Feet To The PT Of Said Curve;

Thence Continuing With Said Right Of Way North 66°31'57" East, A Distance Of 22.50 Feet To A Point;

Thence North 82°51'46" East, A Distance Of 369.44 Feet To A Point On The East Right Of Way Of Interstate 90;

Thence Leaving Said East Right Of Way North 82°42'52" East, A Distance Of 1520.05 Feet To A Point;

Thence South 07°17'08" East, A Distance Of 31.37 Feet To A Point;

Thence North 83°05'32" East, A Distance Of 1081.95 Feet To A Point;

Thence North 81°41'55" East, A Distance Of 116.52 Feet To A Point;

Thence South 85°54'57" East, A Distance Of 137.79 Feet To A Point;

Thence South 78°06'38" East, A Distance Of 194.51 Feet To A Point;

Thence North 86°04'44" East, A Distance Of 116.43 Feet To The PC Of A Curve;

Thence With A Curve Turning To The Right With An Arc Length Of 72.19 Feet, A Radius Of 100.00 Feet, A Chord Bearing Of South 73°14'22" East, A Chord Length Of 70.64 Feet To The PT Of Said Curve;

Thence South 52°33'28" East, A Distance Of 95.70 Feet To The PC Of A Curve;

Thence With A Curve Turning To The Left With An Arc Length Of 78.03 Feet, A Radius Of 100.00 Feet, A Chord Bearing Of South 74°54'45" East, A Chord Length Of 76.07 Feet To The PT Of Said Curve;



Thence North 82°43'58" East, A Distance Of 20.58 Feet To A Point On The West Right Of Way Wyoming State Highway 338 (AKA Decker Road);

Thence With Said West Right Of Way South 08°37'00" East, A Distance Of 1610.93 Feet To A Point;

Thence Leaving Said Right Of Way South 87°18'24" West, A Distance Of 3091.72 Feet To A Point On The East Right Of Way Of Interstate 90;

Thence With Said Right Of Way With A Non-tangent Curve Turning To The Right With An Arc Length Of 475.87 Feet, A Radius Of 11623.39 Feet, A Chord Bearing Of South 13°36'44" East, A Chord Length Of 475.84 Feet To A Point On the South Line Of Said Section 33;

Thence With Said South Line South 89°22'45" West, A Distance Of 776.81 Feet To An Existing 2.25" Pipe At The Northwest Corner Of Section 4, Township 56 North, Range 84 West;

Thence Continuing With The South Line Of Said Section 33 South 89°22'45" West, A Distance Of 1454.13 Feet To The Point Of **BEGINNING**, Having An Area Of 10006504.25 Square Feet, 229.73 Acres more or less.

EXHIBIT C

THE THREE EASEMENTS ON THE ESTUARY TRACT

