

IRRIGATION WATERLINE 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 Twenty Foot Irrigation Waterline 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 in **Exhibit A** for the purpose of providing Grantee with a right-of-way easement for certain irrigation lines and ingress and egress thereto, and the right to operate, maintain, repair, remove, and replace such irrigation lines, from time to time, as Grantee may require.

The Easement shall be a nonexclusive, perpetual appurtenant easement and shall run with and benefit the land 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.

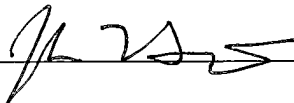
Grantee accepts the Easement in "as is" condition, without any responsibility of Grantor for improvement, construction, repairs, or alterations thereto.

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

Dated this 2nd day of July, 2021.

GRANTOR:

JOHN E. RICE & SONS, INC.

By: 

Title: Vice President

Date: July 2nd, 2021

GRANTEE:

WHITE RANCH, LLC

By: 

Title: Managing Member

Date: July 08, 2021



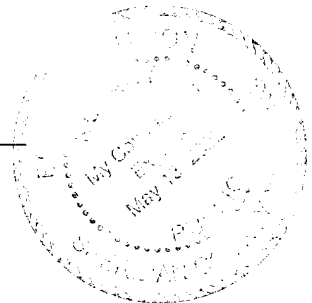
STATE OF WYOMING)
) ss.
 County of Sheridan)

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.


 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.**
 *M. Beth White, Managing Member

M.B.W.
 W.P.W.

WITNESS my hand and official seal.


 Notary Public

My Commission expires: 5-13-22

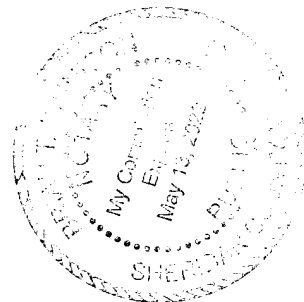




EXHIBIT A

LEGAL DESCRIPTION: TWENTY FOOT IRRIGATION WATERLINE EASEMENT

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

The Twenty Foot Irrigation Waterline Easement Lies Ten Foot Left and Right And Parallel To The Following Described Centerline.

BEGINNING At A Point Which Is Located North 22°41'29" East, A Distance Of 2469.90 Feet From The Southwest Corner Of Said Section 34, Said Beginning Point Also Being Located North 84°00'16" West, A Distance Of 966.35 Feet From The Southeast Corner Of A 232.44 Acre Parcel Known As The Estuary;

Thence North 08°49'52" West, A Distance Of 37.50 Feet To A Point;

Thence North 75°25'55" East, A Distance Of 99.79 Feet To A Point;

Thence North 53°48'12" East, A Distance Of 69.93 Feet To A Point;

Thence North 40°30'43" East, A Distance Of 77.37 Feet To A Point;

Thence North 14°30'43" East, A Distance Of 84.04 Feet To A Point;

Thence North 24°59'08" West, A Distance Of 309.75 Feet To The Terminus Of Said Twenty Foot Irrigation Waterline Easement.

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

