

***PRIVATE ACCESS AND UTILITY EASEMENT***

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant non-exclusive, non-restrictive, appurtenant access and utility easement over and across the forty feet (40') wide easement and is adjacent to the southern boundary of Section 19, Township 57 North, Range 83 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, a length of 150 feet more or less, which shall connect the West right-of-way line of Beatty Gulch Road to the Benefitted Lands for the purpose of providing insurable access to and from a public road, as illustrated on **Exhibit "A"**, attached hereto and incorporated herein (herein the "Easement Route").

*Grant of Easement For Benefit of Adjacent Lands.* Grantor grants this easement over and across said Easement Route to and for the mutual and reciprocal benefit of the lands described as follows: the East Half (1/2) of Section 24, Township 57 North, Range 84 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, as illustrated on Exhibit A, together with all improvements thereon and portions thereof (herein the "Benefitted Parcel"), for the record owners thereof and their guests and invitees.

*Intent and Purpose of Easement.* Grantor's intent and purpose of this easement is to provide the non-exclusive private right of ingress and egress, and the right to install, repair, replace and maintain utilities, across the Easement Route for the Benefitted Lands.

Neither Grantors nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. Anyone disturbing the surface of the Easement Route shall reclaim the same to its condition before the disturbance.

This easement shall run with the land, and this easement shall not merge from common ownership of the benefitted and burdened property.

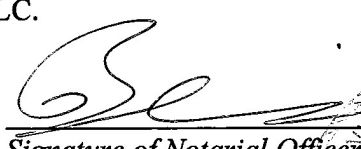
WITNESS my hand this 25<sup>TH</sup> day of June, 2021.

STATE OF WYOMING       )  
                                          )ss.  
COUNTY OF SHERIDAN   )

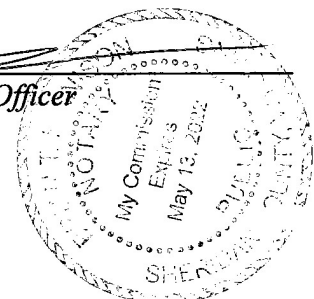
  
Brian N. Beisher, Member

This instrument was acknowledged before me on the 25<sup>th</sup> day of June, 2021, by Brian N. Beisher, as Member of Black Gold Land Company, LLC.

WITNESS my hand and official seal.

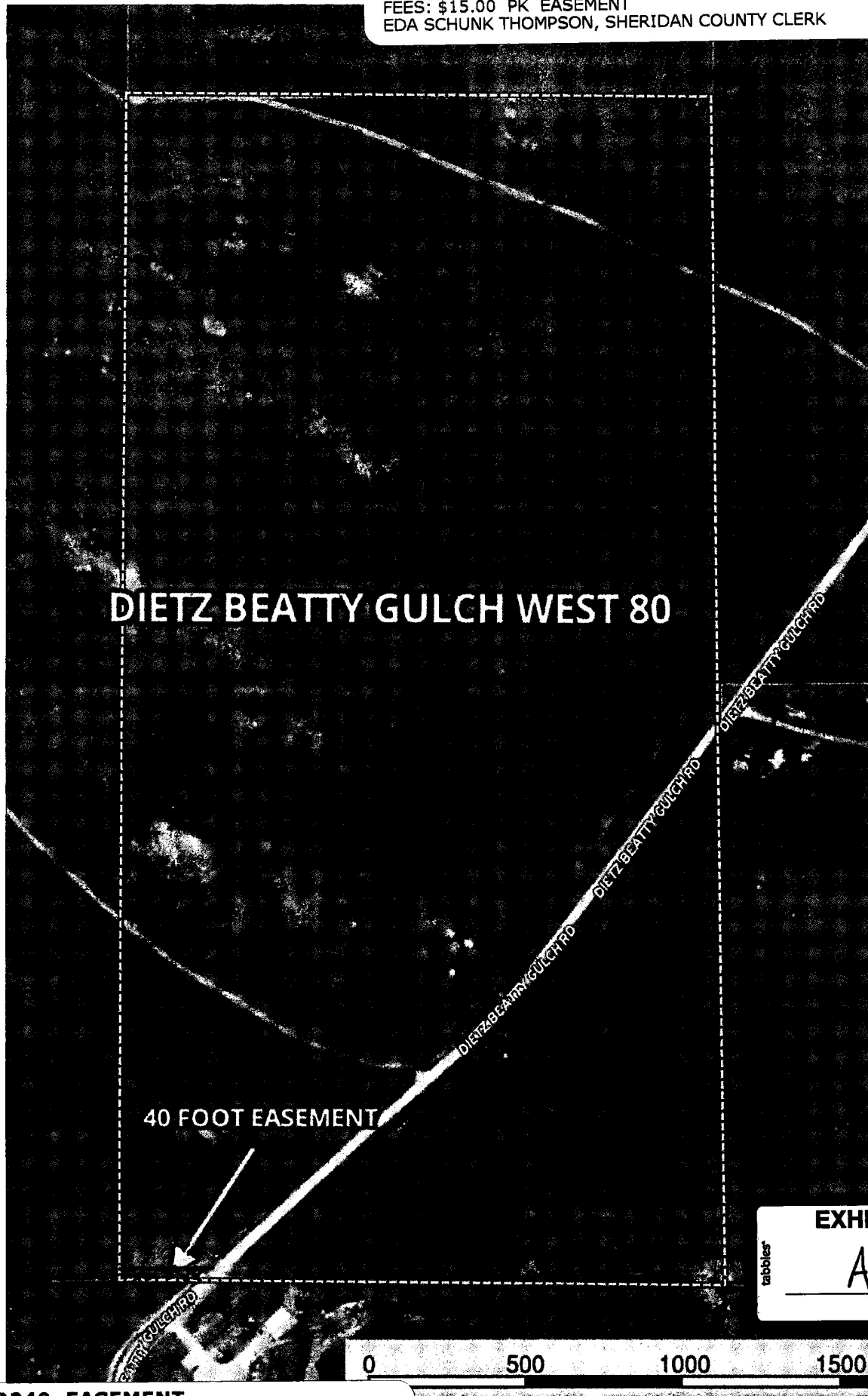
  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22





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FEES: \$15.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



EXHIBIT

A

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**NO. 2021-770240 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801