

GRANT OF ACCESS EASEMENT

TIMBERHOUSE, a Wyoming general partnership, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, receipt of which is hereby acknowledged and confessed, hereby GRANTS and CONVEYS to BIG HORN REAL ESTATE, LLC, a Wyoming limited liability company, GRANTEE, an access easement for the purpose of providing nonexclusive ingress to and egress from Lot 5 of the Sugarland Plaza Subdivision, a subdivision in Sheridan County, Wyoming, as recorded September 5, 1996, in Drawer S, Plat # 95 (hereinafter referred to as the "Dominant Tract") to and from Sugarview Drive, a public right-of-way lying adjacent to the Dominant Tract.

The access easement granted herein shall be located along that route more particularly described as the south thirty seven feet (37'), more or less, of Lot 2 of Sugarland Plaza Subdivision, a subdivision in Sheridan County, Wyoming, as recorded September 5, 1996, in Drawer S, Plat # 95 (hereinafter referred to as the "Servient Tract"). Grantee shall have the nonexclusive right to use said easement strip as measured from the south boundary line of said Lot 2, north to the edge of Grantor's existing pavement which defines the south edge of Grantor's parking lot on said Lot 2, said strip being approximately thirty seven feet (37') wide, more or less.

The access easement granted herein shall burden the Servient Tract and shall run with the land. This easement shall provide nonexclusive ingress and egress from the Dominant Tract for GRANTEE and its successors in interest but shall not be assignable. Grantee shall maintain and have the right to improve and repair the easement route for the driveway access it may hereafter utilize, including the right to pave the easement area and utilize the same for parking. Grantor may but shall have no obligations hereunder to maintain, repair or improvement thereof, nor shall Grantor have any liability for Grantee's use thereof.

IN WITNESS WHEREOF, we have hereunto set our hands this 31st day of July, 2006.

Timberhouse,
a Wyoming general partnership

By: [Signature]
By: Greg Von Krosigk, Member of BV Properties,
LLC, Partner

By: [Signature]
By: Chris Crow, Member of Deerwood Design and
Construction, LLC, Partner

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The foregoing Grant of Easement was acknowledged before me by Greg Von Krosigk, for BV Properties, LLC, partner of Timberhouse, a Wyoming general partnership, and Chris Crow for Deerwood Design and Construction, LLC, partner of Timberhouse, on this 31st day of July, 2006.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 11/28/09



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RECORDED 07/17/2006 AT 04:00 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

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