

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 in hand paid, does hereby grant a sixty foot wide (60) non-exclusive, non-restrictive, appurtenant access and utility easement over and across the land legally described and shown on the map attached hereto as Exhibit A (hereinafter "Easement Route"), which easement is to benefit the property legally described on Exhibit B attached. These Exhibits are incorporated herein.

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 on Exhibit B (herein the "Benefitted Parcel"), for the record owners thereof, their guests and invitees, and their successors and assigns.

Intent and Purpose of Easement. Grantor's intent and purpose of this easement is to provide the non-exclusive 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.

Neither Grantees nor Grantors, or the subsequent owners of the benefited and burdened properties, shall install or construct a gate of any sort across the easement route, or allow any such gate to be installed, constructed or maintained. Cattle guards shall be installed and maintained to avoid the necessity of gates and to control livestock. A gate or gates would constitute an unreasonable infringement of the easement route, and any structure that would inhibit the free movement across the easement route by requiring slowing down or exiting a vehicle is expressly not allowed.

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

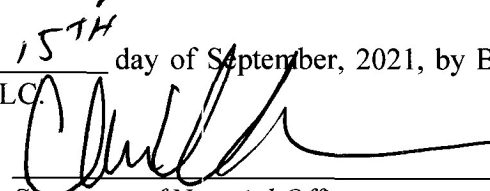
WITNESS my hand this 15TH day of September, 2021.


Brian N. Beisher, Member

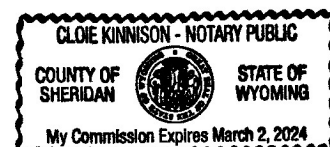
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 15TH day of September, 2021, by Brian N. Beisher, as Member of Black Gold Land Company, LLC.

WITNESS my hand and official seal.

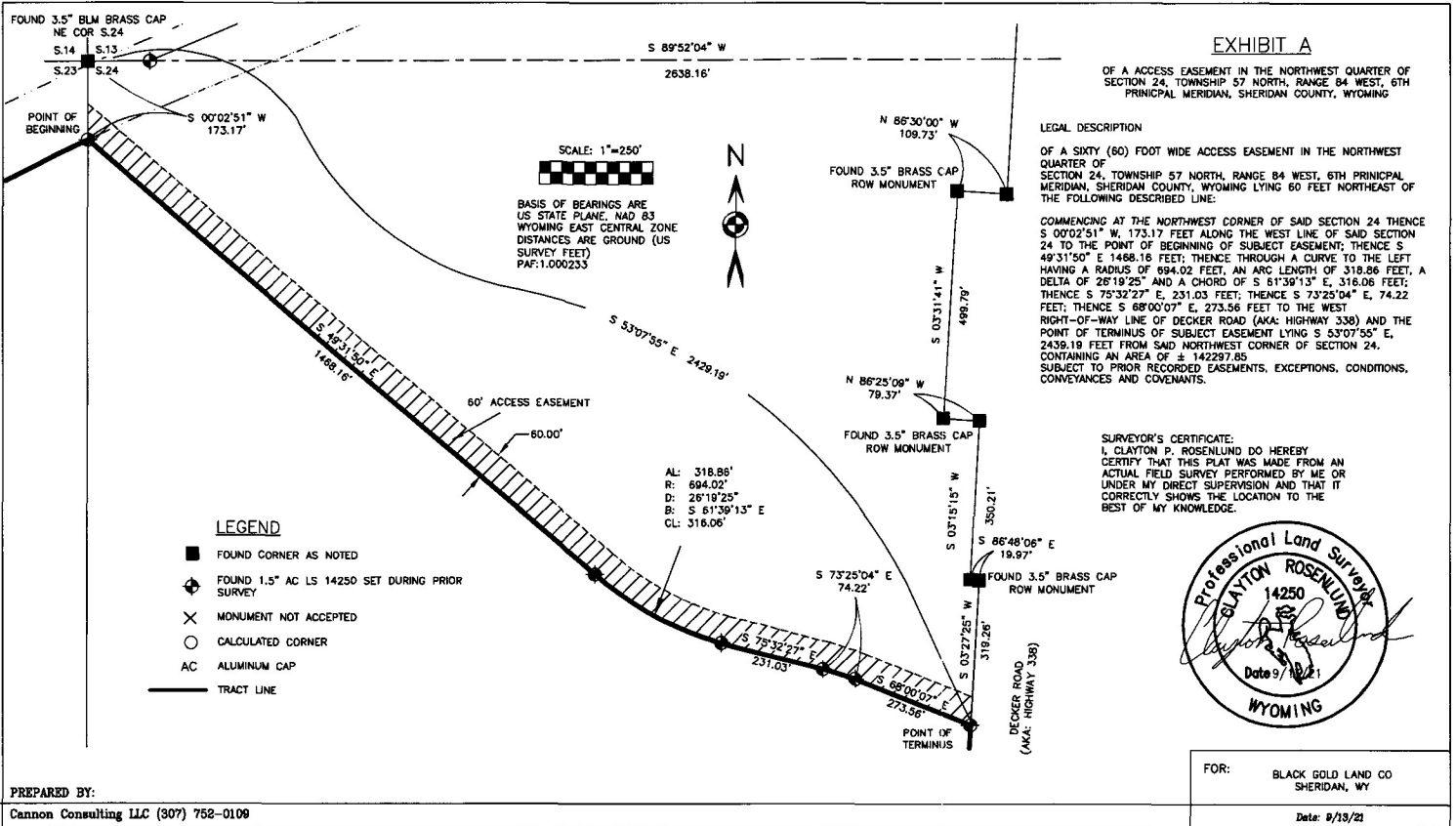

Signature of Notarial Officer
Title: Notary Public

My Commission expires: March 2, 2024





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FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK





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FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT B

TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS:

Section 9: all

Section 10: all

Section 11: all

Section 13: West ½ lying West of the Decker Highway (expressly excluding the 1.1 acres currently owned by Philip and Brandia Tanaka, and any subsequent owners of such property, which property is described in the Sheridan County, Wyoming records as Parcel: 57841320000333 and Account: R0015816)

Section 14: all

Section 15: North ½

Section 23: North ½ lying South of the centerline of the old Decker Highway.

NO. 2021-772466 EASEMENT

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