

EASEMENT

Charles K. Lawrence Order Buying Co., Inc., a Wyoming corporation, whose address is 877 U.S. Hwy. 16 East, Buffalo, Wyoming 82834, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby grants and conveys **First Northern Bank of Wyoming, Successor Trustee of the Ford Ranch Trust dated March 22, 2006**, whose address is 141 South Main Street, Buffalo, Wyoming 82834, Grantee, a perpetual, nonexclusive, private access easement for ingress and egress, not to exceed 30 feet in width, along an existing private road known as the Fence Creek Road, more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein.

The access easement granted herein is for the benefit of, and shall run with the following described lands owned by Grantee:

See **Exhibit B** attached hereto and incorporated herein.

The easement is subject to the following terms and conditions:

1. The easement granted herein is limited to use for ranching, agricultural, and recreational purposes only. This easement may not be used by Ford Ranch Trust, its successors or assigns, to access BLM lands currently bordered only by Grantor's lands. Further, this easement may not be used for the purpose of exploring for, developing, producing, or transporting oil, gas, coal, shale, gravel, or any other mineral, nor for any other purpose not expressly described herein.
2. The easement granted herein is nonexclusive and is confined to the described existing road, and shall not be interpreted to grant any further or broader rights than specifically set forth herein. Grantee shall not enlarge or widen the existing road without prior written consent of Grantor.
3. Grantor reserves the right at any time to place gates across the road traversed by this easement and to lock said gates, provided that Grantee is provided with keys to such locks.
4. Grantee may, at its sole expense, maintain and improve the road traversed by the easement granted herein, including the installation of cattle guards. Grantee shall repair damage (other than normal wear and tear) to the road caused by Grantee's operations. Grantee shall be responsible for providing reasonable and customary maintenance for the road in proportion to its use.



5. Grantee shall have no right to assign or convey to third parties the easement granted herein, except in connection with a sale of all or part of Grantee's lands benefitted by this easement.

6. This access easement shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns.

DATED this 10 day of July, 2020.

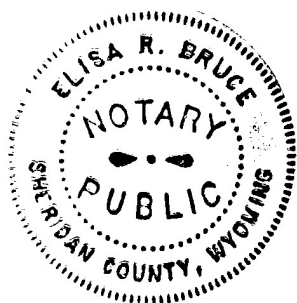
Charles K. Lawrence Order Buying Co., Inc.,
 a Wyoming Corporation

By: Dan Lawrence
 Dan Lawrence - President

STATE OF Wyoming)
) ss.
 COUNTY OF Sheridan)

The foregoing Easement was acknowledged before me this 10th day of July, 2020, by Dan Lawrence, President of Charles K. Lawrence Order Buying Co., Inc., a Wyoming Corporation.

Witness my hand and official seal.



Elisa R. Bruce
 Notary Public

My commission expires: 7-28-2021

EXHIBIT A

An easement thirty (30) feet wide being fifteen (15) feet each side of the following described centerline of an existing access road situated in Lot 11 of Section 30, and Resurvey Tracts 52-E, 52-F, 52-G, 52-I, 52-J, and 52-P, Resurvey of Township 58 North, Range 77 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "C" attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southeast corner of said Section 30; thence N68°39'00"W, 1417.16 feet to the **POINT OF BEGINNING** of the herein described easement, said point lying on the west line of said Lot 11; thence N82°37'27"E, 101.76 feet along said centerline to a point; thence N61°14'11"E, 342.37 feet along said centerline to a point; thence N85°58'31"E, 210.26 feet along said centerline to a point; thence N62°22'48"E, 135.26 feet along said centerline to a point; thence N64°37'16"E, 314.22 feet along said centerline to a point; thence N76°23'05"E, 445.82 feet along said centerline to a point; thence N57°30'52"E, 184.71 feet along said centerline to a point; thence N49°02'01"E, 237.47 feet along said centerline to a point; thence N61°37'45"E, 185.42 feet along said centerline to a point; thence N74°12'58"E, 214.31 feet along said centerline to a point; thence S87°39'44"E, 319.56 feet along said centerline to a point; thence S85°43'13"E, 592.64 feet along said centerline to a point; thence S51°56'28"E, 110.95 feet along said centerline to a point; thence S30°26'00"E, 286.88 feet along said centerline to a point; thence S45°11'06"E, 324.52 feet along said centerline to a point; thence S37°45'03"E, 290.59 feet along said centerline to a point; thence S55°25'32"E, 267.96 feet along said centerline to a point; thence S29°03'38"E, 94.26 feet along said centerline to a point; thence S11°09'25"E, 342.20 feet along said centerline to a point; thence S22°30'29"E, 502.51 feet along said centerline to a point; thence S33°12'08"E, 282.08 feet along said centerline to a point; thence S45°20'40"E, 235.73 feet along said centerline to a point; thence S64°48'11"E, 195.55 feet along said centerline to a point; thence S78°28'52"E, 228.76 feet along said centerline to a point; thence S89°49'14"E, 204.64 feet along said centerline to a point; thence S64°08'53"E, 108.35 feet along said centerline to a point; thence S47°11'56"E, 368.89 feet along said centerline to a point; thence S59°46'44"E, 200.98 feet along said centerline to a point; thence S74°25'26"E, 344.61 feet along said centerline to a point; thence S67°43'43"E, 409.53 feet along said centerline to a point; thence S81°40'02"E, 156.27 feet along said centerline to the **POINT OF TERMINUS** of said described easement, said point lying on the east line of said Resurvey Tract 52 and being N00°01'47"E, 750.13 feet from corner No. 4 of said Tract 52.

Basis of Bearings per G.L.O. Resurvey (1921)

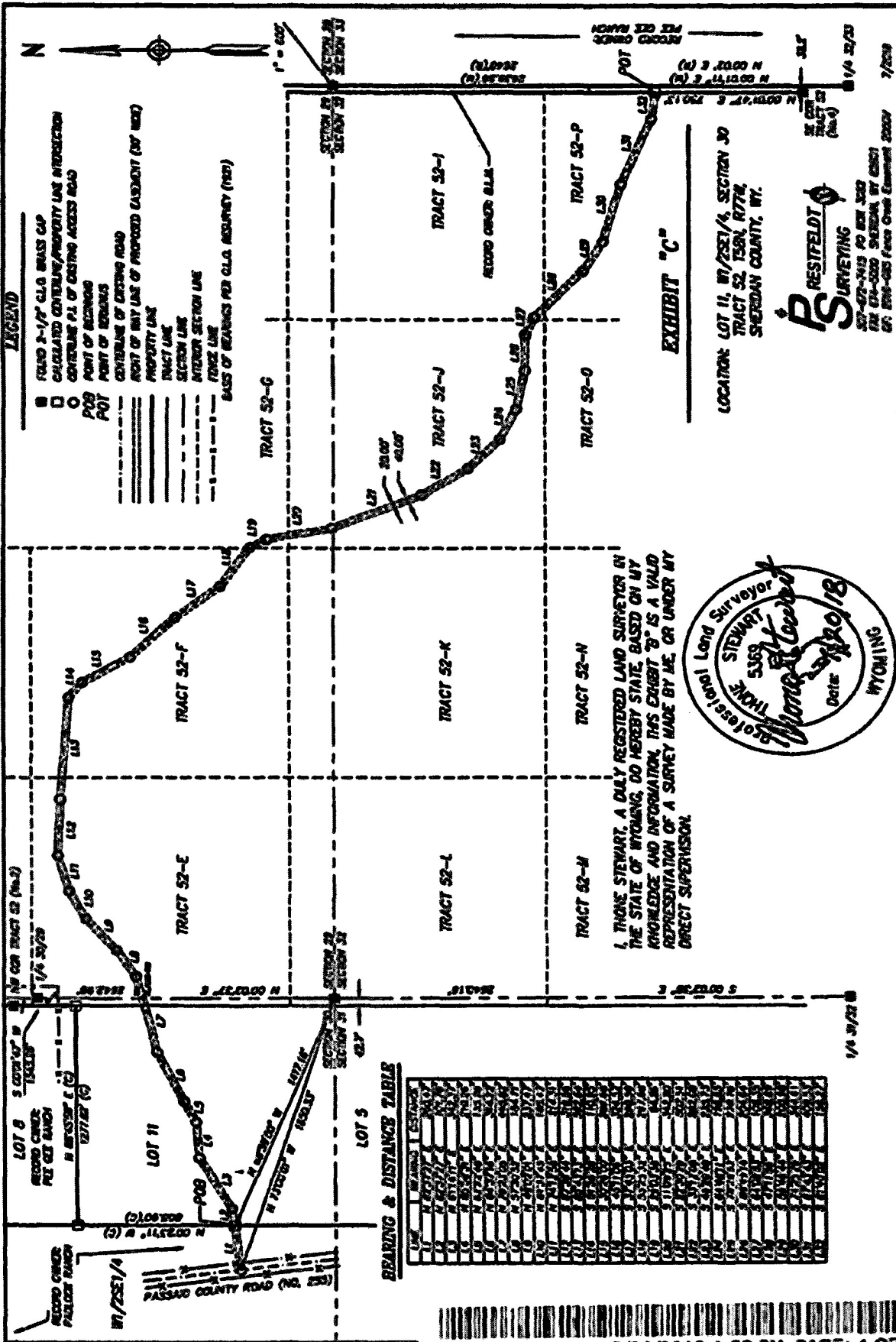




EXHIBIT B

BENEFITTED LANDS

All lands now or in the future owned by Grantee and located in the following described sections of Sheridan County, Wyoming and Campbell County, Wyoming:

Township 58 North, Range 76 West, 6th P.M.

Section 20: Lots 7 & 8

Section 28: SW¹/₄NW¹/₄, NW¹/₄SW¹/₄

Section 29: Lot 1, N¹/₂, NE¹/₄SW¹/₄, N¹/₂SE¹/₄

Section 32: Lot 2, N¹/₂SE¹/₄, and Tracts 52 and 53

Section 33: Lots 2, 3, 4, 5, N¹/₂SW¹/₄, NW¹/₄SE¹/₄, S¹/₂NW¹/₄

And the Tract 39, exclusive of its conflict with Tract 40.