

EASEMENT

Jane Dunbar and BankOne Texas, N.A., Trustee under the Will of Arabel Rowe Dunbar dated November 29, 1982, jointly doing business as **Fence Creek Ranch**, whose address is 2423 Passaic Road, Leiter, Wyoming 82837, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby grants and conveys unto **Giles W. Pritchard-Gordon (Farming) Ltd.**, a United Kingdom corporation, doing business as **PecGee Ranch**, whose address is 1251 Lower Powder River Road, Arvada, Wyoming 82831, 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, which easement is 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, and 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 roads, and shall not be interpreted to grant any further or broader rights than specifically set forth herein.
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.
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 15 day of JANUARY, 2007

Jane Dunbar
Jane Dunbar

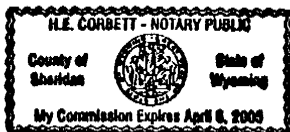
BankOne Texas, N.A., Trustee under the Will of
Arabel Rowe Dunbar dated November 29, 1982,
Trustee

By: Matthew C. Lichburg
Title: S.V.P.

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing Easement was acknowledged before me this 15th day of
JANUARY, 2007, by Jane Dunbar.

Witness my hand and official seal.



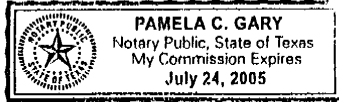
[Signature]
Notary Public
My commission expires: 4/6/08

STATE OF TEXAS)
) ss.
COUNTY OF Tarrant)

The foregoing Easement was acknowledged before me this 16 day of December, 2003, by Walter C. Richburg, Jr. & P., of BankOne Texas, N.A.

Witness my hand and official seal.

Pamela C. Gary
Notary Public



My commission expires: 7/24/05

EXHIBIT "A"
LEGAL DESCRIPTION

An easement for ingress and egress 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; 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)

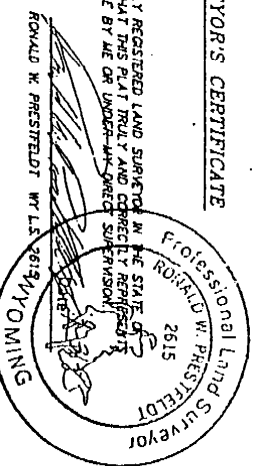
BEARING & DISTANCE TABLE

LINE	BEARING	DISTANCE
L1	N 82°27'27" E	260.47'
L2	N 82°27'27" E	101.76'
L3	N 61°24'11" E	142.37'
L4	N 82°24'31" E	210.28'
L5	N 63°27'48" E	135.26'
L6	N 64°37'16" E	314.22'
L7	N 76°23'05" E	445.62'
L8	N 57°30'32" E	184.71'
L9	N 49°20'01" E	237.47'
L10	N 49°20'01" E	195.42'
L11	N 74°32'58" E	214.31'
L12	N 67°29'44" E	319.56'
L13	N 65°43'13" E	592.64'
L14	N 51°58'28" E	286.65'
L15	N 30°26'00" E	290.59'
L16	N 45°11'06" E	324.55'
L17	N 37°45'03" E	290.59'
L18	N 55°25'32" E	267.95'
L19	N 29°03'58" E	94.26'
L20	N 11°08'25" E	542.20'
L21	N 33°12'08" E	262.08'
L22	N 53°20'40" E	235.73'
L23	N 61°24'11" E	195.55'
L24	N 78°28'52" E	228.76'
L25	N 89°49'14" E	204.64'
L26	N 67°29'44" E	108.35'
L27	N 64°37'16" E	308.69'
L28	N 59°48'44" E	200.80'
L29	N 74°25'26" E	246.81'
L30	N 67°29'44" E	409.53'
L31	N 61°24'11" E	156.27'
L32	N 81°40'02" E	

1/4 31/32

STATE OF WYOMING
COUNTY OF SHERIDAN

SURVEYOR'S CERTIFICATE



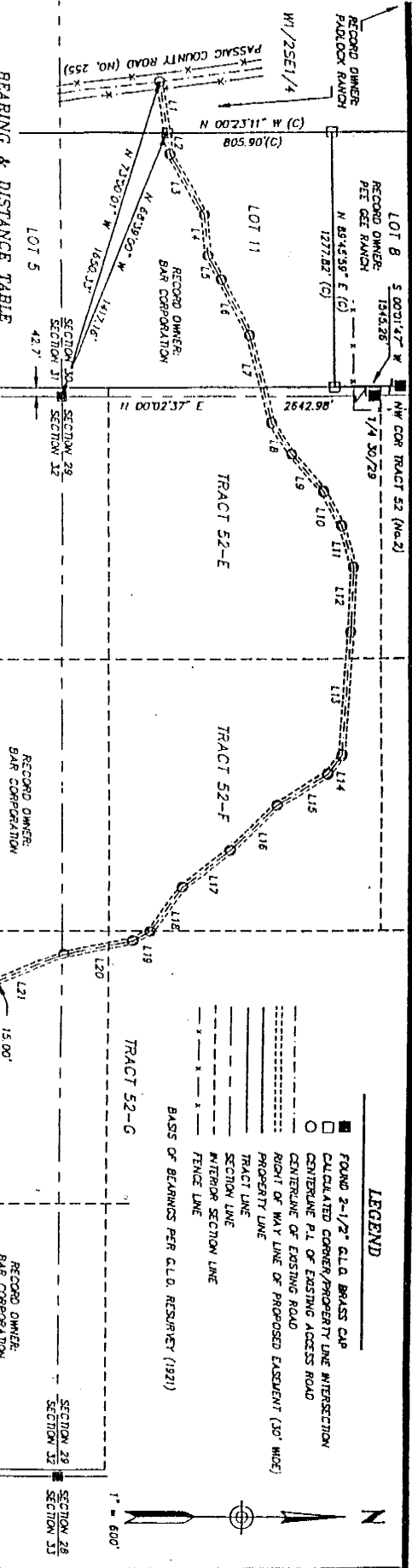
CLIENT: PEE GEE RANCH
LOCATION: LOT 11, W1/2SE1/4, SECTION 30
TRACT 52, T58N, R77W,
SHERIDAN COUNTY, WY.

RECORD OF SURVEY

107-672-7415 PO BOX 3022
FAX 674-5000 SHERIDAN, WY 82801
DP: 9/10/21E OCTOBER, 1994

1/4 32/32

RECORD OWNER:
PEE GEE RANCH



LEGEND

- FOUND 2-1/2" G.L.O. BRASS CAP
 - CALCULATED CORNER/PROPERTY LINE INTERSECTION
 - CENTERLINE P.I. OF EXISTING ACCESS ROAD
 - RIGHT OF WAY LINE OF PROPOSED EASEMENT (30' WIDE)
 - PROPERTY LINE
 - TRACT LINE
 - SECTION LINE
 - INTERIOR SECTION LINE
 - FENCE LINE
- 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:

T58N/R77W, 6th P.M.
Sections 21, 27, 28, 29, 30, 33

T57N/R77W, 6th P.M.
Sections 1, 2, 3, 11, 12, 13, 14, 24

T57N/R76W, 6th P.M.
Sections 16, 18, 19

