

GRANT OF WATER EASEMENT

Larry Warren, Trustee of the Larry Warren Living Trust, dated June 20, 2004, (also sometimes referred to as the Larry Warren Revocable Living Trust, dated June 20, 2004), and Larry G. Warren, personally as an unmarried person, and June E. Warren, personally as an unmarried person, and Lisa Rice, Trustee of the Lisa Rice Living Trust dated July 6, 2004, each as their interests may appear of record, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant this easement over, across and along that fifteen foot (15') wide strip of land more specifically described and shown on **Exhibit "A"**, attached hereto and incorporated herein by reference which describes the "Drainage Easement" route, to and for the benefit of all lots in Cross Creek Estates Subdivision, a subdivision in Sheridan County, Wyoming, as recorded November 1, 2005 in Drawer C, Plat #58, as Grantees.

This easement is intended to and shall provide Grantees a right and location to construct, use, improve, maintain and repair as a means of conveyance for the purpose of conveying irrigation water from the head gate of Spring Draw to and for the benefit of the Grantees' lands. Grantees shall have the right to convey water through said ditch, and to repair, maintain or improve the easement for the efficient conveyance of water from said head gate of Spring Draw. This easement shall run with the land.

Grantors shall retain all other rights in and to their property over which this easement is granted for any use not inconsistent with the grant herein. Grantors shall bear no responsibility or liability to any users of said water ditch, their successor, guests, invitees or assigns for the care, maintenance or repair of the ditch.

DATED EFFECTIVE the 24th day of December, 2008.

Larry Warren Living Trust, dated June 20, 2004,
(also referred to as the Larry Warren Revocable
Living Trust, dated June 20, 2004)

Larry Warren
Larry Warren, Trustee

Larry G. Warren
Larry G. Warren, personally

June E. Warren
June E. Warren

Lisa Rice, Trustee
Lisa Rice, Trustee of the Lisa Rice Living
Trust dated July 6, 2004

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on this 24th day of December, 2008, by June E. Warren.

Witness my hand and official seal.



[Signature]
Notary Public
My Commission expires:

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on this 24th day of December, 2008, by Lisa Rice, Trustee of the Lisa Rice Living Trust dated July 6, 2004.

Witness my hand and official seal.



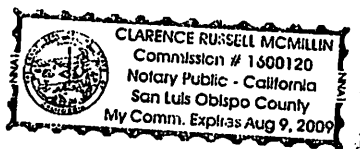
[Signature]
Notary Public
My Commission expires:

STATE OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO ^{SS.}

This instrument was acknowledged before me on this 6 day of JAN, 2008 by
Larry Warren, Trustee of the Larry Warren Living Trust, dated June 20, 2004, (also referred to as
the Larry Warren Revocable Living Trust, dated June 20, 2004) and Larry G. Warren personally.

Witness my hand and official seal.



Clarence Russell McMillin

Notary Public

My Commission expires: 8-9-09

BEGINS AT A POINT THAT IS N35°05'06"E A DISTANCE OF 865.90 FEET FROM THE S1/4 CORNER OF SAID SECTION 28 A DISTANCE OF 865.90 FEET; THENCE S89°18'39"W A DISTANCE OF 91.52 FEET; THENCE S48°26'27"W A DISTANCE OF 52.18 FEET TO THE POINT OF TERMINATION, SAID BEING N26°37'14"E A DISTANCE OF 756.31 FEET FROM THE S1/4 CORNER OF SAID SECTION 28. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 15' (7.5' ON EITHER SIDE) WIDE TRACT OF LAND FOR THE PURPOSE OF A DRAINAGE EASEMENT LOCATED IN THE SW1/4SE1/4 OF SECTION 28, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN.

(DRAINAGE EASEMENT ACROSS LOT 21, CROSS CREEK ESTATES SUBD, LISA RICE, TRUSTEE PROPERTY)

AND

BEGINS AT A POINT THAT IS N26°37'14"E FROM THE S1/4 CORNER OF SAID SECTION 28 A DISTANCE OF 756.31 FEET; THENCE S48°26'27"W A DISTANCE OF 52.18 FEET TO THE POINT OF TERMINATION, SAID POINT BEING N14°46'22"E A DISTANCE OF 582.06 FEET FROM THE S1/4 CORNER OF SAID SECTION 28.

THE SW1/4SE1/4 OF SECTION 28, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN.

(DRAINAGE EASEMENT ACROSS JUNE E. WARREN'S PROPERTY)

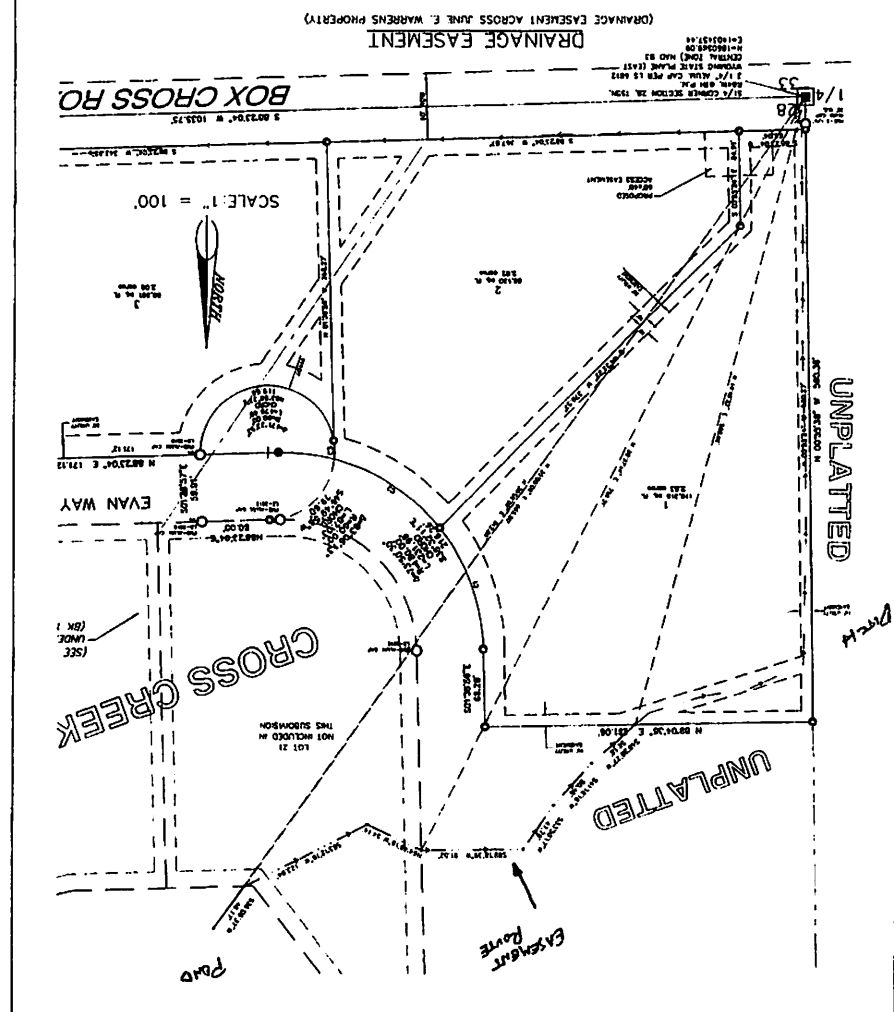
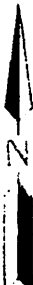
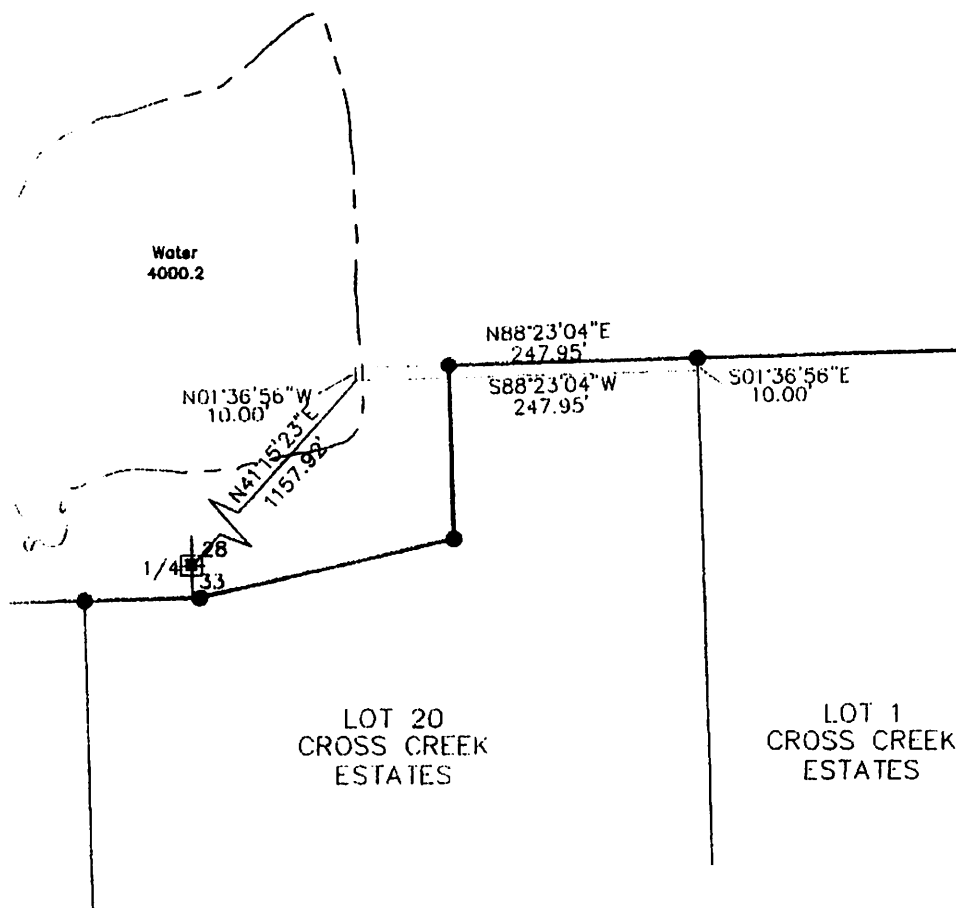


EXHIBIT B
CROSS CREEK ESTATES -- ACCESS EASEMENT
FOR LOT 1



SCALE:
1" = 100'

MC²

ENGINEERING, P.C.

and Registered Surveyors
 Kentucky, Wyoming, Idaho
 License No. 10142, 10143, 10144, 10145
 10146, 10147, 10148, 10149, 10150