

EASEMENT

David Nelson and Janann Nelson, husband and wife, Dennis Nelson and Nancy Nelson, husband and wife, tenants in common, Grantors, convey and warrant to Richard K. Bratten and Laurie L. Schierloh-Bratten, husband and wife, tenants by the entireties, Grantees, whose address is 1004 Big Goose Road, Sheridan, WY 82801, an easement for the construction, maintenance, and operation together with reasonable access to convey irrigation water from the No. 9 Ditch across Grantor's lands to Grantees lands, being described on Exhibit A, attached. Consideration for the grant of easement is the reservation of easement by Grantor's predecessor in Warranty Deed to Grantors at Book 538, page 288 in the office of the Sheridan County Clerk.

Easement Description:	Exhibit A and B
Burdened Lands:	Exhibit C
Dominant Lands:	Exhibit D

Subject to the requirement that Grantee reasonably shall restore and mitigate damages to Grantor's lands resulting from Grantees' construction, maintenance and operation.

This easement shall be binding upon the heirs, successors and assigns of the parties. In the event either of the parties must take legal action, or seek legal assistance, to enforce this agreement, the prevailing party shall be entitled to all attorney fees and costs from the non-prevailing party.

Dated this 21 day of April, 2020.

GRANTORS:

David Nelson
David Nelson

Janann C Nelson
Janann Nelson

Dennis Nelson
Dennis Nelson

Nancy Nelson
Nancy Nelson

GRANTEES:

Richard K. Bratten
Richard K. Bratten

Laurie L. Schierloh-Bratten
Laurie L. Schierloh-Bratten

STATE OF WYOMING)
) ss
County of Sheridan)

2020-757556 4/27/2020 10:08 AM PAGE: 2 OF 11
FEES: \$42.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

The foregoing instrument was acknowledged before me by David Nelson this 21
day of April, 2020.

WITNESS my hand and official seal.



Virgil G. Kumpiel
Notary Public

Commission Expires: February 2, 2022

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Janann Nelson this 21
day of April, 2020.

WITNESS my hand and official seal.



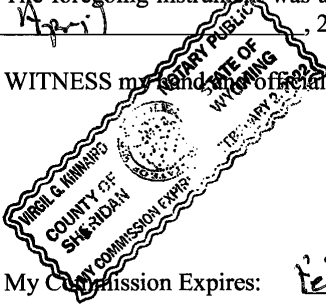
Virgil G. Kumpiel
Notary Public

Commission Expires: February 2, 2022

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Dennis Nelson this 22
day of April, 2020.

WITNESS my hand and official seal.



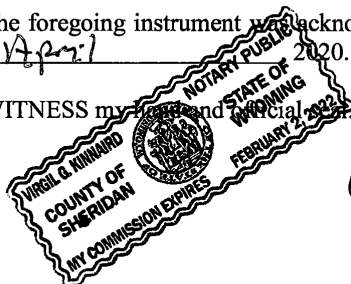
Virgil G. Kumpiel
Notary Public

My Commission Expires: February 2, 2022

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Nancy Nelson this 22
day of April, 2020.

WITNESS my hand and official seal.



Virgil G. Kinnard
Notary Public

My Commission Expires: February 2, 2022

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Richard K. Bratten this
22 day of April, 2020.

WITNESS my hand and official seal.



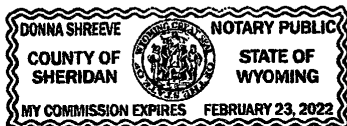
Donna Shreeve
Notary Public

My Commission Expires: 2.23.2022

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Laurie L. Schierloh-Bratten
this 22 day of April, 2020.

WITNESS my hand and official seal.



Donna Shreeve
Notary Public

My Commission Expires: 2.23.2022

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, Township 55 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming; being a strip of land 25 feet in width, lying 12.5 feet on each side of a centerline more particularly described as follows:

Beginning at a point which bears S 10°23'40" E a distance of 2,577.97 feet from the North $\frac{1}{4}$ Corner of said Section 17, this point of beginning being an existing headgate on the No. 9 Ditch; thence N 26°25'52" W for a distance of 17.63 feet; thence N 54°05'06" W for a distance of 5.26 feet; thence N 89°16'17" W for a distance of 19.91 feet; thence N 82°16'08" W for a distance of 49.09 feet; thence N 77°47'22" W for a distance of 95.11 feet; thence S 81°47'28" W for a distance of 16.64 feet; thence N 61°34'14" W for a distance of 19.95 feet; thence N 15°26'10" E for a distance of 55.77 feet; thence N 70°09'39" W for a distance of 207.67 feet; thence N 57°16'15" W for a distance of 54.28 feet; thence N 37°37'39" W for a distance of 191.67 feet; thence N 62°37'12" W for a distance of 168.22 feet to the point of terminus, said point of terminus being on the Easterly line of the Richard Bratten and Laurie Schierloh-Bratten tract, and said point of terminus bears S 6°23'13" W a distance of 2,113.06 feet from the North $\frac{1}{4}$ Corner of said Section 17.

Basis of bearing for this description is Wyoming State Plane (East Central Zone).

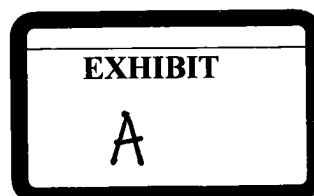
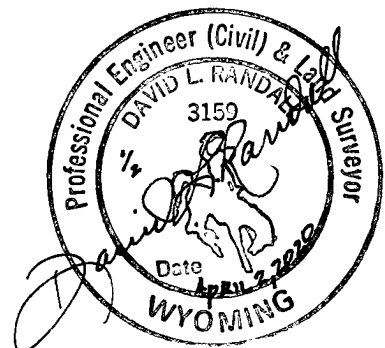
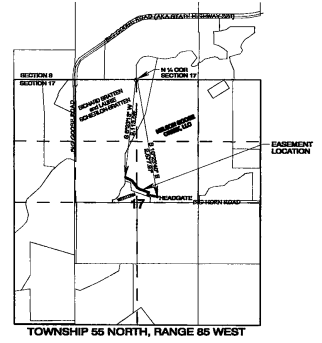
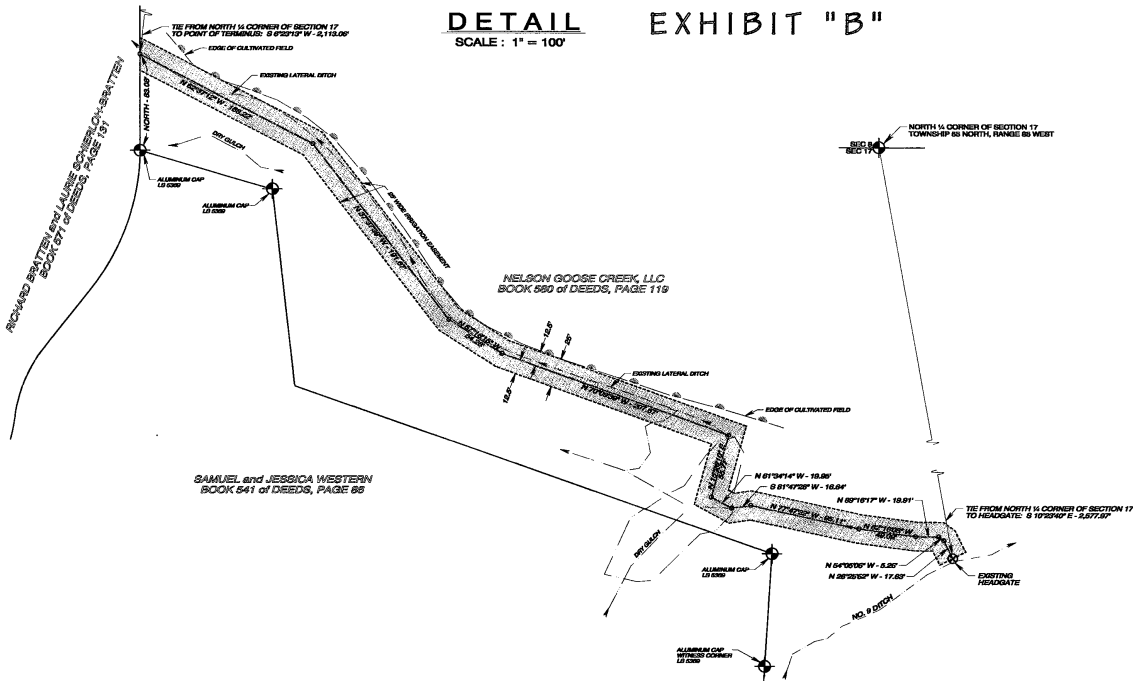


EXHIBIT "B"

SCALE : 1" = 100'

LOCATION
SCALE : 1" = 2500'



MAP

showing
IRRIGATION EASEMENT
situated in the

SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of SECTION 17,
TOWNSHIP 55 NORTH, RANGE 85 WEST
of the

SIXTH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

ACROSS
LANDS OWNED BY
NELSON GOOSE CREEK, LLC
to SERVE

LANDS OWNED BY
RICHARD BRATTEN and LAURIE SCHIERLOH-BRATTEN

**RICHARD BRATTEN and
LAURIE SCHIERLOH-BRATTEN**

1004 BIG GOOSE ROAD
SHERIDAN, WY 82801

DRAWN BY REX RANDALL - APRIL 2, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

CERTIFICATE of SURVEYOR

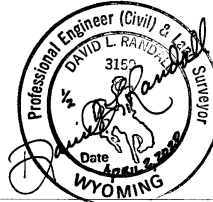
State of Wyoming } ss
County of Sheridan }

State of Wyoming) ss
County of Sheridan)

I, David L. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision in March and April of 2020 and from records on file in the Sheridan County Clerk's office.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR



DRAWN BY REX RANDALL - APRIL 2, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING



WARRANTY DEED

John E. McWilliams and Mary Ellen McWilliams, Trustees of the Second Amended and Restated McWilliams Living Trust, U/A dated June, 18 2009, formerly Trustees under the John E. and Mary Ellen McWilliams Trust Agreement dated January 18, 1985, and any amendments thereto, Grantors, whose address is 1004 Big Goose Road, Sheridan, Wyoming 82801, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO David Nelson and Janann Nelson, husband and wife, and Dennis Nelson and Nancy Nelson, husband and wife, Grantees, as Tenants in Common, whose mailing address is 900 Big Goose Road, Sheridan, Wyoming 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

See attached Exhibit "A", incorporated herein by this reference.

TOGETHER WITH all buildings, improvements, and fixtures situate on the above-described property and all fences, gates, corrals, windmills, pumps, water and irrigation systems, weirs, cattle guards, stock tanks, stock watering systems, water lines, fence panels, panel gates, chutes, and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights appurtenant to, used on, or located on the above described property and together with all easements and appurtenances belonging thereto.

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

RESERVING unto the Grantors, one-half (1/2) of all oil, gas, coal and other minerals in and under said real property, together with the right to enter upon said lands for the purpose of exploring for, drilling, mining or removing such minerals, and together with so much of the surface as may be necessary and incidental thereto, but the owner of the surface shall be reasonably compensated for any damage thereto.

FURTHER RESERVING unto the Grantors an access easement from their property described in Exhibit B to the #9 Ditch for the construction and maintenance of a ditch to convey irrigation water to Grantors' reserved lands, the exact legal description for which will be determined by survey after construction of the ditch.

The property described in Exhibit A is subject to a provision that no residence or other structure shall be built by Grantees or their successors or assigns within One Hundred Fifty (150) yards of the property line between the property sold to Grantees (Exhibit A) and that reserved by Grantors (Exhibit B). This restriction shall terminate only upon Grantees acquiring Grantors' adjoining Exhibit B property.

The property described in Exhibit B is subject to a right of first refusal in favor of Grantees, the terms of which are set forth in an unrecorded Sale and Purchase Agreement between the parties dated the 21st day of December 2012.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

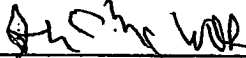
EXHIBIT

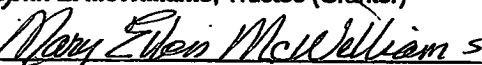
C



DATED this 28th day of December, 2012.

John E. McWilliams and Mary Ellen McWilliams, Trustees of the Second Amended and Restated McWilliams Living Trust, U/A dated June, 18 2009, formerly Trustees under the John E. and Mary Ellen McWilliams Trust Agreement dated January 18, 1985, and any amendments thereto



John E. McWilliams, Trustee (Grantor)


Mary Ellen McWilliams, Trustee (Grantor)

STATE OF WYOMING)
) ss.
County of Sheridan)

This instrument was acknowledged before me on the 28th day of December, 2012, by John E. McWilliams and Mary Ellen McWilliams, Trustees of the Second Amended and Restated McWilliams Living Trust, U/A dated June, 18 2009, formerly Trustees under the John E. and Mary Ellen McWilliams Trust Agreement dated January 18, 1985, and any amendments thereto, Grantors

(SEAL)

My Commission



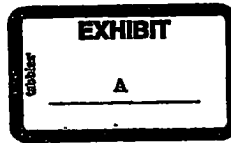


Signature of Notarial Officer
Title and Rank: Notary Public





2020-757556 4/27/2020 10:08 AM PAGE: 8 OF 11
FEES: \$42.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



90.28 Acre Tract

A tract of land located in the SW1/4SE1/4 of Section 8, the NE1/4NW1/4, the NW1/4NE1/4, the SE1/4NW1/4, and the SW1/4NE1/4 of Section 17, T55N, R85W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Southeast corner of said SW1/4SE1/4 of Section 8; thence along the East line of the W1/2NE1/4 of Section 17, S00°02'31"W, 2637.79 feet to the Southeast corner of said SW1/4NE1/4 of Section 17; thence along the South line of said SW1/4NE1/4, N89°57'31"W, 1031.44 feet to a point on the East line of a tract of land described in Book 411, Page 301 of the records of Sheridan County; thence along said East line N03°36'31"E, 14.57 feet to a 1-1/2" aluminum cap, LS 5369; thence N03°36'31"E, 98.13 feet to a 1-1/2" aluminum cap, LS 5369; thence N70°34'09"W, 435.94 feet to a 1-1/2" aluminum cap LS 5369; thence N06°25'30"W, 171.02 feet to a 1-1/2" aluminum cap, LS 5369; thence N73°41'13"W, 119.36 feet to a 1-1/2" aluminum cap, LS 5369; thence leave said tract, North, 590.16 feet; thence N26°55'00"E, 955.24 feet; thence N11°57'03"E, 1241.64 feet to a point in the center of Big Goose Creek; thence along said center of Big Goose Creek the following courses and distances; S80°44'46"E, 39.93 feet; S84°02'39"E, 134.85 feet; N79°56'13"E, 100.39 feet; N80°54'08"E, 118.26 feet; N43°38'54"E, 128.33 feet; N41°33'28"E, 18.87 feet; N75°56'23"E, 146.50 feet; S87°32'24"E, 65.82 feet; N79°17'59"E, 41.08 feet; S36°19'38"E, 196.09 feet; S38°42'57"W, 147.04 feet; S41°20'04"W, 43.07 feet; S07°00'25"W, 16.48 feet; S49°48'02"E, 37.45 feet; N79°26'55"E, 45.12 feet; and N66°47'12"E, 84.93 feet to a point on the East line of said SW1/4SE1/4 of Section 8; thence leaving said center of Big Goose Creek S00°17'10"W, 339.93 feet to the point of beginning, said tract having an area of 90.28 acres, more or less.

gmcw
mcm



81.25 Acre Tract

A tract of land located in the SW1/4SE1/4 of Section 8, the NE1/4NW1/4, the NW1/4NE1/4, and the SE1/4NW1/4 of Section 17, T55N, R85W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the North 1/4 corner of said Section 17 monumented with a 3-1/4" aluminum cap, LS2615; thence along the West line of said SW1/4SE1/4 of Section 8, N00°20'07"E, 320.66 feet to a point in the center of Big Goose Creek; thence along said center of Big Goose Creek the following courses and distances; N31°05'20"E, 142.48 feet; N51°01'31"E, 63.72 feet; N59°34'55"E, 40.22 feet; N84°58'03"E, 102.90 feet; S83°02'32"E, 74.93 feet; S73°39'01"E, 81.83 feet; and S80°44'46"E, 39.93 feet; thence, leaving said center of Big Goose Creek, S11°57'03"W, 1241.64 feet; thence S26°55'00"W, 955.24 feet; thence South, 590.16 feet to a point on the North line of a tract of land described in Book 411, Page 301 of the records of Sheridan County and monumented with a 1-1/2" aluminum cap, LS5369; thence along said tract along a curve to the right with an arc length of 130.42 feet, a radius of 195.78 feet, a chord bearing of S19°47'43"W, and a chord length of 128.02 feet to a 1-1/2" aluminum cap, LS5369, thence S38°52'45"W, 61.84 feet to a 1-1/2" aluminum cap, LS5369; thence along a curve to the left with an arc length of 68.23 feet, a radius of 124.08 feet, a chord bearing of S23°07'39"W, and a chord length of 67.37 feet to a 1-1/2" aluminum cap, LS5369, thence along a curve to the right having an arc length of 59.62 feet, a radius of 168.05 feet, a chord bearing of S17°32'20"W, and a chord length of 59.31 feet to a 1-1/2" aluminum cap, LS5369, thence S27°42'09"W, 36.54 feet to a 1-1/2" aluminum cap, LS5369; thence along a curve to the right with an arc length of 117.70 feet, a radius of 166.71 feet, a chord bearing of S47°55'46"W, and a chord length of 115.27 feet to a 1-1/2" aluminum cap, LS5369, thence S78°16'16"W, 44.79 feet to a 1-1/2" aluminum cap, LS5369; thence S00°06'30"E, 20.71 feet to a 1-1/2" aluminum cap, LS5369; thence S00°06'30"E, 33.88 feet a point on the South line of the SE1/4NW1/4 of Section 17; thence along said South line, N89°57'31"W, 827.01 feet to the Southwest corner of the SE1/4NW1/4 of Section 17 monumented with a 5/8" rebar; thence along the West line of said SE1/4NW1/4 of Section 17, N00°02'43"E, 877.63 feet; thence leaving said West line, N89°58'21"E, 41.32 feet to the East right-of-way line of Wyoming State Highway No. 331; thence along said right-of-way N00°15'39"W, 1640.61 feet; thence N89°58'21"E, 25.00 feet; and N00°01'39"W, 125.60 feet to a point on the North line of said Section 17; thence along said North line, S89°58'06"E, 576.79 feet to a 2" aluminum cap, LS 2615; thence S89°56'27"E, 698.61 feet to the point of beginning. Said tract having an area of 81.25 acres, more or less.

[Handwritten signature]

WARRANTY DEED

Richard K. Bratten and Laurie L. Schierloh-Bratten, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Richard K. Bratten and Laurie L. Schierloh-Bratten, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1004 Big Goose Rd, Sheridan WY 82801, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

See EXHIBIT "A" attached hereto;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my/our hand(s) this 15th day of July, 2019.

Richard K. Bratten
Richard K. Bratten

Laurie L. Schierloh-Bratten
Laurie L. Schierloh-Bratten

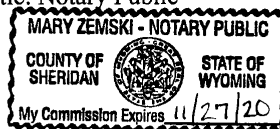
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 15th day of July, 2019 by Richard K. Bratten.

WITNESS my hand and official seal.

Mary Zemski
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 11/27/20



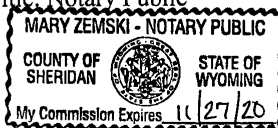
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 15th day of July, 2019 by Laurie L. Schierloh-Bratten.

WITNESS my hand and official seal.

Mary Zemski
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 11/27/20



EXHIBIT

D



2020-757556 4/27/2020 10:08 AM PAGE: 11 OF 11
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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, the NE $\frac{1}{4}$ NW $\frac{1}{4}$, the NW $\frac{1}{4}$ NE $\frac{1}{4}$, and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, T55N, R85W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows: Beginning at the North $\frac{1}{4}$ corner of Section 17 monumented with a 3 $\frac{1}{4}$ " aluminum cap, LS2615; thence along the West line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, N00°20'07"E, 320.66 feet to a point in the center of Big Goose Creek; thence along said center of Big Goose Creek the following courses and distances; N31°05'20"E, 142.48 feet; N51°01'31"E, 63.72 feet; N59°34'55"E, 40.22 feet; N84°58'03"E, 102.90 feet; S83°02'32"E, 74.93 feet; S73°39'01"E, 81.83 feet; and S80°44'46"E, 39.93 feet; thence, leaving said center of Big Goose Creek, S11°57'03"W, 1241.64 feet; thence S26°55'00"W, 955.24 feet; thence South, 590.16 feet to a point on the North line of a tract of land described in Book 411, Page 301 of the records of Sheridan County and monumented with a 1 $\frac{1}{2}$ " aluminum cap, LS5369; thence along said tract along a curve to the right with an arc length of 130.42 feet, a radius of 195.78 feet, a chord bearing of S19°47'43"W, and a chord length of 128.02 feet to a 1 $\frac{1}{2}$ " aluminum cap, LS5369, thence S38°52'45"W, 61.84 feet to a 1 $\frac{1}{2}$ " aluminum cap, LS5369; thence along a curve to the left with an arc length of 68.23 feet, a radius of 124.08 feet, a chord bearing of S23°07'39"W, and a chord length of 67.37 feet to a 1 $\frac{1}{2}$ " aluminum cap, LS5369, thence along a curve to the right having an arc length of 59.62 feet, a radius of 168.05 feet, a chord bearing of S17°32'20"W, and a chord length of 59.31 feet to a 1 $\frac{1}{2}$ " aluminum cap, LS5369, thence S27°42'09"W, 36.54 feet to a 1 $\frac{1}{2}$ " aluminum cap, LS5369; thence along a curve to the right with an arc length of 117.70 feet, a radius of 166.71 feet, a chord bearing of S47°55'46"W, and a chord length of 115.27 feet to a 1 $\frac{1}{2}$ " aluminum cap, LS5369, thence S78°16'16"W, 44.79 feet to a 1 $\frac{1}{2}$ " aluminum cap, LS5369; thence S00°06'30"E, 20.71 feet to a 1 $\frac{1}{2}$ " aluminum cap, LS5369; thence S00°06'30"E, 33.88 feet to a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17; thence along said South line, N89°57'31"W, 827.01 feet to the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17 monumented with a 5/8" rebar; thence along the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, N00°02'43"E, 877.63 feet; thence leaving said West line, N89°58'21"E, 41.32 feet to the East right-of-way line of Wyoming State Highway No.331; thence along said right-of-way N00°15'39"W, 1640.61 feet; thence N89°58'21"E, 25.00 feet; and N00°01'39"W, 125.60 feet to a point on the North line of said Section 17; thence along said North line, S89°58'06"E, 576.79 feet to a 2" aluminum cap, LS 2615; thence S89°56'27"E, 698.61 feet to the point of beginning.

NO. 2020-757556 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
KINNAIRD LAW OFFICE P O BOX 627
SHERIDAN WY 82801

UK