

Return Recorded Document to:
Basin Electric Power Cooperative
2201 South Douglas Highway, Suite 130
Gillette, Wyoming 82718-5405

PROJECT NO. 222
PARCEL NO. 0290,0310,0320,0330,
0340,0360,0400,0410,0430,0440

TRANSMISSION LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **The Hutton Ranch, a Wyoming Limited Partnership**, of the post office address P.O. Box 4007, Sheridan, Wyoming 82801, whether one or more, hereinafter referred to as the "Grantor(s)" being the owner of, or having an interest in, land situated in the County of **Sheridan**, State of Wyoming, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant unto **Basin Electric Power Cooperative**, whose address is 1717 East Interstate Avenue, Bismarck, North Dakota 58503-0564, hereinafter referred to as "Grantee", and to its successors and/or assigns, the exclusive right for so long as the property is needed for an electrical transmission line, to enter upon the lands of the Grantor(s) referred to and to place, construct, reconstruct, operate, repair, inspect, maintain, and replace thereon a line or system for the purpose of transmitting and/or distributing electricity, including all necessary fixtures, including poles, wires, all necessary attachments, and appurtenances thereto, including but not limited to any and all communications systems, equipment, lines, etc. which are now or might from time to time in the future be determined to be necessary or helpful with respect to operation, repair, monitoring, etc. of the transmission system, and to cut down, top, trim, control the growth, or eliminate trees or shrubbery within the Easement Area which might interfere with or endanger the said transmission line.

There will be no buildings, wells, hay or straw stacks or other structures placed in the Easement Area. The Grantor(s), his/her/their heirs, successors and/or assigns will have the right to plow, plant, cultivate, harvest or use in any manner said premises as long as the Grantor(s) does not interfere with any of the rights and privileges herein granted to the Grantee or endanger any property of either party. The Grantee will have the right of ingress and egress at all times across the Grantor(s)'s Easement Area for the purpose of carrying out the provisions of the easement and the right to install, maintain, and use gates in all fences which cross the Easement Area.

The electric transmission line easement is described as follows and as shown on Exhibit "A" attached hereto and made a part hereof:

PARCEL #0290
ALL (LESS A PART) SECTION 16-T57N-R81W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN THE NORTH ONE-HALF OF SECTION 16 – TOWNSHIP 57 NORTH – RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 16; THENCE N88°38'39"W ON THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 338.77 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S31°29'38"E A DISTANCE OF 609.36 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF BADGER CREEK ROAD, SHERIDAN COUNTY, WYOMING AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

THE ABOVE DESCRIBED PARCEL CONTAINS 36.93 RODS/ 1.75 ACRES, MORE OR LESS.

PARCEL #0310

ALL (LESS A PART) SECTION 16-T57N-R81W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN ALL (LESS A PART) OF SECTION 16 – TOWNSHIP 57 NORTH – RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 16; THENCE S00°58'14"W ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 16 A DISTANCE OF 601.42 FEET MORE OR LESS; THENCE N90°00'00"E A DISTANCE OF 44.83 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF BADGER CREEK ROAD, SHERIDAN COUNTY, WYOMING AND THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S31°29'38"E A DISTANCE OF 510.87 FEET; THENCE S49°56'24"E A DISTANCE OF 2994.62 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 16 AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE ABOVE DESCRIBED PARCEL CONTAINS 212.45 RODS/10.06 ACRES, MORE OR LESS.

ALSO THE FOLLOWING DESCRIBED GUYING EASEMENT

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 16 – TOWNSHIP 57 NORTH – RANGE 81 WEST.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 16; THENCE S00°58'14"W ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 16 A DISTANCE OF 530.20 FEET, MORE OR LESS; THENCE S31°29'38"E A DISTANCE OF 594.38 FEET; THENCE S49°16'59"W A DISTANCE OF 63.32 FEET TO THE POINT OF BEGINNING. THENCE S49°56'24"E A DISTANCE OF 20.26 FEET; THENCE S49°16'59"W A DISTANCE OF 80.00 FEET; THENCE N40°43'01"W A DISTANCE OF 40.00 FEET; THENCE N49°16'59"E A DISTANCE OF 80.00 FEET; THENCE S31°29'38"E A DISTANCE OF 20.26 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES MORE OR LESS.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

PARCEL #0320

SW1/4SE1/4; SW1/4 SECTION 15-T57N-R81W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 15 – TOWNSHIP 57 NORTH – RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15; THENCE N01°10'48"E A DISTANCE OF 2381.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S49°56'24"E A DISTANCE OF 725.21 FEET; THENCE S47°54'52"E A DISTANCE OF 2925.22 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 15 AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

THE ABOVE DESCRIBED PARCEL CONTAINS 221.24 RODS/10.47 ACRES, MORE OR LESS.

PARCEL #0330
NE1/4 SECTION 22-T57N-R81W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22 – TOWNSHIP 57 NORTH – RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 22; THENCE N89°02'41"W ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22 A DISTANCE OF 2521.27 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S47°54'52"E A DISTANCE OF 3345.07 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22 AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

THE ABOVE DESCRIBED PARCEL CONTAINS 202.73 RODS/ 9.60 ACRES, MORE OR LESS.

PARCEL #0340
NW1/4; SW1/4 SECTION 23-T57N-R81W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 23 – TOWNSHIP 57 NORTH – RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 23; THENCE N00°59'59"E ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 23 A DISTANCE OF 440.13 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S47°54'52"E A DISTANCE OF 3503.69 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23 AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

THE ABOVE DESCRIBED PARCEL CONTAINS 212.34 RODS/10.05 ACRES, MORE OR LESS.

PARCEL #0360

GOVERNMENT LOT 1 SECTION 26-T57N-R81W
TRACT 49; TRACT 47; TRACT 46 -T57N-R81W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN GOVERNMENT LOT 1 SECTION 26 - TOWNSHIP 57 NORTH - RANGE 81 WEST AND TRACT 49, TRACT 47, TRACT 46 ALL IN TOWNSHIP 57 NORTH - RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NUMBER ONE, TRACT 49 IN TOWNSHIP 57 NORTH - RANGE 81 WEST; THENCE N89°24'24"W A DISTANCE OF 624.75 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S47°54'52"E A DISTANCE OF 1255.06 FEET; THENCE S65°56'43"E A DISTANCE OF 4057.33 FEET; THENCE S77°28'50"E A DISTANCE OF 1136.40 FEET TO THE EAST LINE OF TRACT 46 AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE ABOVE DESCRIBED PARCEL CONTAINS 390.84 RODS/18.51 ACRES, MORE OR LESS.

ALSO THE FOLLOWING DESCRIBED GUYING EASEMENTS

LOCATED IN PART OF TRACT 47 - TOWNSHIP 57 NORTH - RANGE 81 WEST. COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1; THENCE N89°03'10"W A DISTANCE OF 1745.26 FEET; THENCE S47°54'52"E A DISTANCE OF 1255.06 FEET; THENCE S33°04'12"W A DISTANCE OF 63.29 FEET TO THE POINT OF BEGINNING. THENCE S65°56'43"E A DISTANCE OF 20.25 FEET; THENCE S33°04'12"W A DISTANCE OF 80.00 FEET; THENCE N56°55'48"W A DISTANCE OF 40.00 FEET; THENCE N33°04'12"E A DISTANCE OF 80.00 FEET; THENCE S47°54'52"E A DISTANCE OF 20.25 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES, MORE OR LESS.

AND ALSO

LOCATED IN PART OF TRACT 46 - TOWNSHIP 57 NORTH - RANGE 81 WEST. COMMENCING AT CORNER NUMBER ONE, TRACT 46; THENCE S00°24'07"E A DISTANCE OF 816.05 FEET; THENCE N77°28'50"W A DISTANCE OF 1136.40 FEET; THENCE S18°17'14"W A DISTANCE OF 62.83 FEET TO THE POINT OF BEGINNING. THENCE S77°28'50"E A DISTANCE OF 20.10 FEET; THENCE S18°17'14"W A DISTANCE OF 80.00 FEET; THENCE N71°42'46"W A DISTANCE OF 40.00 FEET; THENCE N18°17'14"E A DISTANCE OF 80.00 FEET; THENCE S65°56'43"E A DISTANCE OF 20.10 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES MORE OR LESS.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

PARCEL #0400

SE1/4NW1/4; S1/2NE1/4; SE1/4 SECTION 30-T57N-R80W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF SECTION 30 – TOWNSHIP 57 NORTH – RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 30; THENCE N89°17'59"W ON THE NORTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 30 A DISTANCE OF 948.21 FEET; THENCE S00°42'01"W A DISTANCE OF 1330.15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S77°28'50"E A DISTANCE OF 2502.08 FEET; THENCE S50°02'04"E A DISTANCE OF 1514.61 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE ABOVE DESCRIBED PARCEL CONTAINS 243.44 RODS/11.53 ACRES, MORE OR LESS.

ALSO THE FOLLOWING DESCRIBED GUYING EASEMENT

LOCATED IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30 – TOWNSHIP 57 NORTH – RANGE 80 WEST.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE S00°38'11"E ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER A DISTANCE OF 1536.49 FEET; THENCE S77°28'50"E A DISTANCE OF 1496.72 FEET; THENCE N26°14'33"E A DISTANCE OF 64.36 FEET TO THE POINT OF BEGINNING. THENCE N77°28'50"W A DISTANCE OF 20.59 FEET; THENCE N26°14'33"E A DISTANCE OF 80.00 FEET; THENCE S63°45'27"E A DISTANCE OF 40.00 FEET; THENCE S26°14'33"W A DISTANCE OF 80.00 FEET; THENCE N50°02'04"W A DISTANCE OF 20.59 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES MORE OR LESS.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

PARCEL #0410

NW1/4SW1/4 SECTION 29-T57N-R80W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29 – TOWNSHIP 57 NORTH – RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 29; THENCE S00°49'10"E ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 138.76 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S50°02'04"E A DISTANCE OF 1692.64 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

THE ABOVE DESCRIBED PARCEL CONTAINS 102.58 RODS/4.86 ACRES, MORE OR LESS.

PARCEL #0430

SW1/4SE1/4; S1/2SW1/4 SECTION 29-T57N-R80W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 29 – TOWNSHIP 57 NORTH – RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 29; THENCE S89°29'25"W ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1165.13 FEET; THENCE N00°30'35"W A DISTANCE OF 1313.79, MORE OR LESS, TO THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S50°02'04"E A DISTANCE OF 2042.93 FEET TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

THE ABOVE DESCRIBED PARCEL CONTAINS 123.81 RODS/5.86 ACRES, MORE OR LESS.

PARCEL #0440

NE1/4 SECTION 32-T57N-R80W

A STRIP OF LAND 62.50 FEET ON EACH SIDE OF A CENTERLINE TO BE DESCRIBED, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32 – TOWNSHIP 57 NORTH – RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 32; THENCE S88°41'43"E ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32 A DISTANCE OF 389.09 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE:

THENCE S50°02'04"E A DISTANCE OF 2906.52 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32 AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH PROPERTY AND SECTION LINES.

THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE DISTANCES ARE IN TERMS OF GROUND DISTANCE.

THE ABOVE DESCRIBED PARCEL CONTAINS 176.15 RODS/ 8.34 ACRES, MORE OR LESS.

It is further agreed as follows:

1. The Grantee will pay for all physical property damages that may be caused in the surveying, building, operating, and maintaining of its transmission line over and across the property of the Grantor(s).
2. The Grantor(s) agrees that all structures, poles, wires, and other facilities installed on the Easement Area at the Grantee's expense, will remain the property of the Grantee, and removable by the Grantee.
3. The Grantor(s) covenants and warrants that he/she/they are the owner(s) of the above-described lands subject to such defects, outstanding interests, liens or encumbrances as may now appear of record.
4. The rights of the Grantee hereunder may be assigned in whole or in part.
5. The term Grantee herein will be construed to include Grantee's agents, representatives, employees, contractors, and subcontractors.
6. For purposes of this Easement, the term "transmission line" will be a line not to exceed 345kV and may be owned, operated, and maintained by Grantee or a third party.
7. The Grantee will have the right to install and maintain anchors and guy wires when reasonably necessary, and the right of ingress and egress over other lands of Grantor(s) only as necessary to access the hereinabove described right-of-way.
8. The Grantee will have the right to leave the Easement Area for necessary travel around bodies of water, excessively wet ground or other physical barriers.
9. The Grantor(s) waives and releases all rights under and by virtue of the Homestead Exemption laws of the State of Wyoming.
10. Grantee agrees to indemnify and hold Grantor harmless from and against all third party claims which may result from the construction, operation and maintenance of said facilities, including, but not limited to, injuries to or deaths of persons or animals, court costs and reasonable attorneys' fees, when due to negligence of Grantee, its employees or contractors.
11. It is agreed that Grantor shall not grant or allow any parallel or longitudinal easements within Grantee's above-described easement.
12. Grantee shall not permit any employees, authorized agents, invitees, or any other person under the direction or control of Grantee to carry firearms or any weapon while on the easement. No hunting, camping, or open fires by Grantees employees, authorized agents, invitees or other persons under the direction or control of Grantee shall be permitted on the easement at any time. The use of explosives shall not be permitted on the easement. Grantee shall not permit any employees, authorized agents, invitees, or

any other person under the direction or control of Grantee to use any type of alcohol or drugs while on the easement. Grantee shall notify all of its contractors, agents, employees and invitees that no firearms, alcohol, drugs, weapons, hunting, camping, or open fires are permitted on the easement.

This instrument and the benefits and obligations herein contained will inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor(s) has set his/her/their hand this 19 day of January, 2007.

Grantor:

The Hutton Ranch, a Wyoming Limited Partnership

By Malcolm B. Hutton

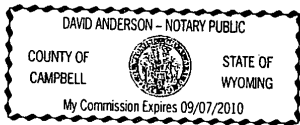
Title Senior Partner

ACKNOWLEDGMENT

STATE OF Wyoming }
COUNTY OF Sheridan }

The foregoing instrument was acknowledged before me, the undersigned notary public, this 19 day of January, 2007 by Malcolm Hutton being duly authorized to act for and on behalf of **The Hutton Ranch, a Wyoming Limited Partnership.**

My commission expires:



David Anderson
Notary Public

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me, the undersigned notary public, this _____ day of _____, 2007 by _____ being duly authorized to act for and on behalf of **The Hutton Ranch, a Wyoming Limited Partnership.**

My commission expires:

Notary Public

GLO. BRASS CAP 1917
1/4 SEC. COR.
N 1618296.04
E 274676.42

SEC. 8, T57N-R81W
SHERIDAN COUNTY,
WYOMING

ACCESS
EASEMENT

EXHIBIT 'A'

PARCEL 0290

P.L. & SECTION LINE
STA. 672+21.18
N 1615602.20
E 216925.20

BADGER CREEK ROAD

GLO. BRASS CAP 1917
SEC. COR.
N 1615656.54
E 274628.22

S31°29'38"E
609.36

N88°38'39"W
338.77

PROPERTY LINE
N 1615082.72
E 277243.46
STA. 678+30.40

GLO. BRASS CAP 1917
1/4 SEC. COR.
N 1615591.49
E 277253.80

SEC. 9, T57N-R81W
SHERIDAN COUNTY,
WYOMING

0290
THE HUTTON RANCH
d WYOMING LIMITED PARTNERSHIP
ALL (LESS A PART) SEC. 16-157N-R81W
SURVEY LENGTH 609.36
STA. 672+21.18 TO STA. 678+30.40

SEC. 16, T57N-R81W
SHERIDAN COUNTY,
WYOMING

GUNNING
EASEMENT

STA. 684+46.38
N 1614557.48
E 277565.25

SCALE 1"=600'

SEC. 9, T57N, R81W
SHERIDAN COUNTY,
WYOMING

BADGER CREEK ROAD

OR
PASS CAP: 1917
6656.54
4629.22

EXHIBIT 'A'

PARCEL 0310

PROPERTY LINE
STA. 679+35.63
N 161°49'2.99" E 227.298.43' 44.83'

500'58.14" W
601.42

AP: 11
STA: 684+46.38
N 161°45'57.48" E 277.565.251'

GUYING
EASEMENT

S31°29'38"E
510.87

S49°56'24"E
2994.62

P.L. & SECTION LINE
STA. 714+40.30
N 46°12'63.062" E 279856.71'

0310

THE HUTTON RANCH

d. WYOMING LIMITED PARTNERSHIP
ALL LESS A PART, SEC. 16-T57N-R81W
SURVEY LENGTH 3505.49' - 212.45' (BDS) - 1006 ACRES
STA: 679+35.63 TO STA 714+40.30

SEC. 16-T57N-R81W
SHERIDAN COUNTY,
WYOMING

SCALE 1"=600'

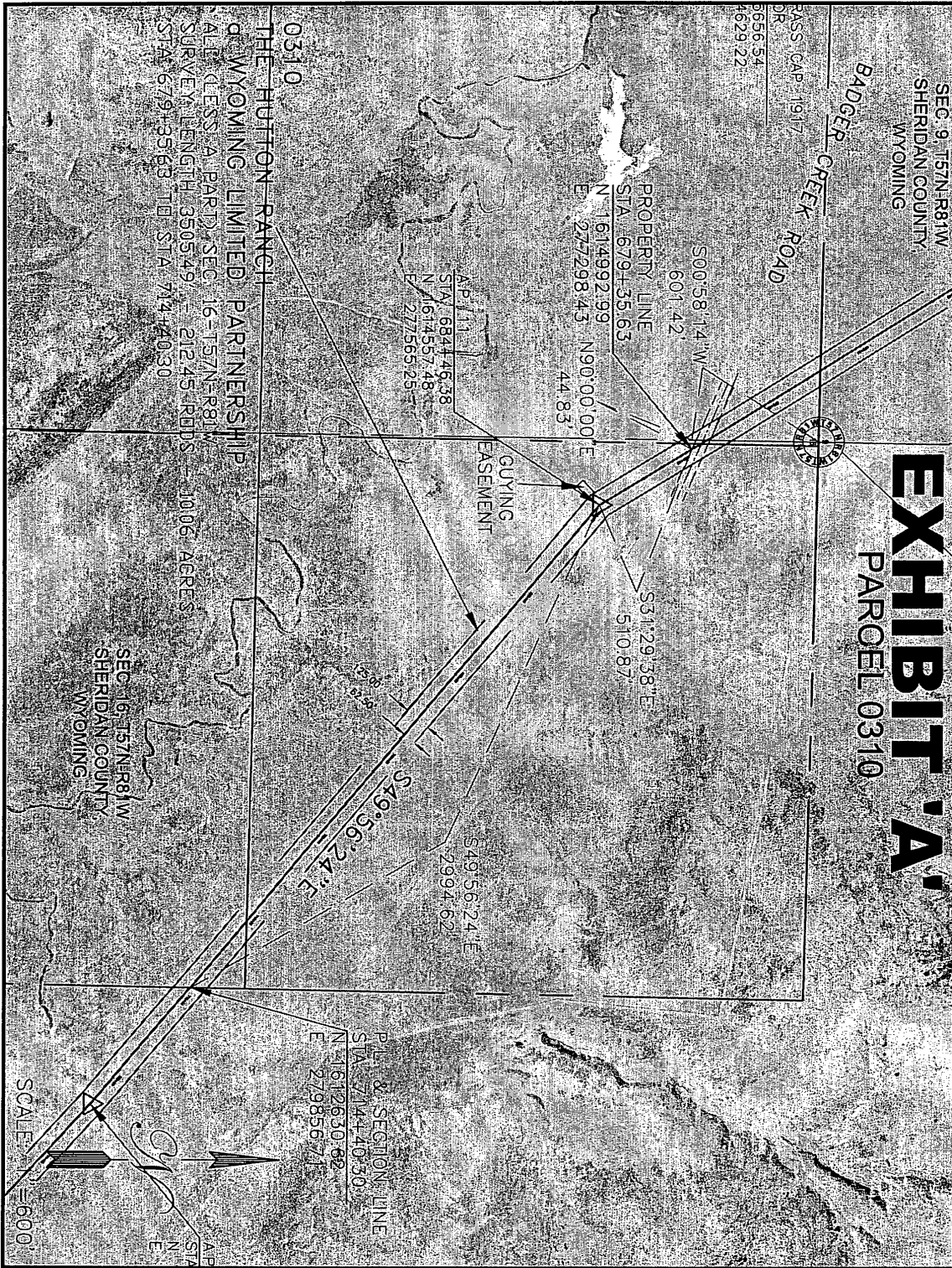


EXHIBIT 'A'

PARCEL 0320

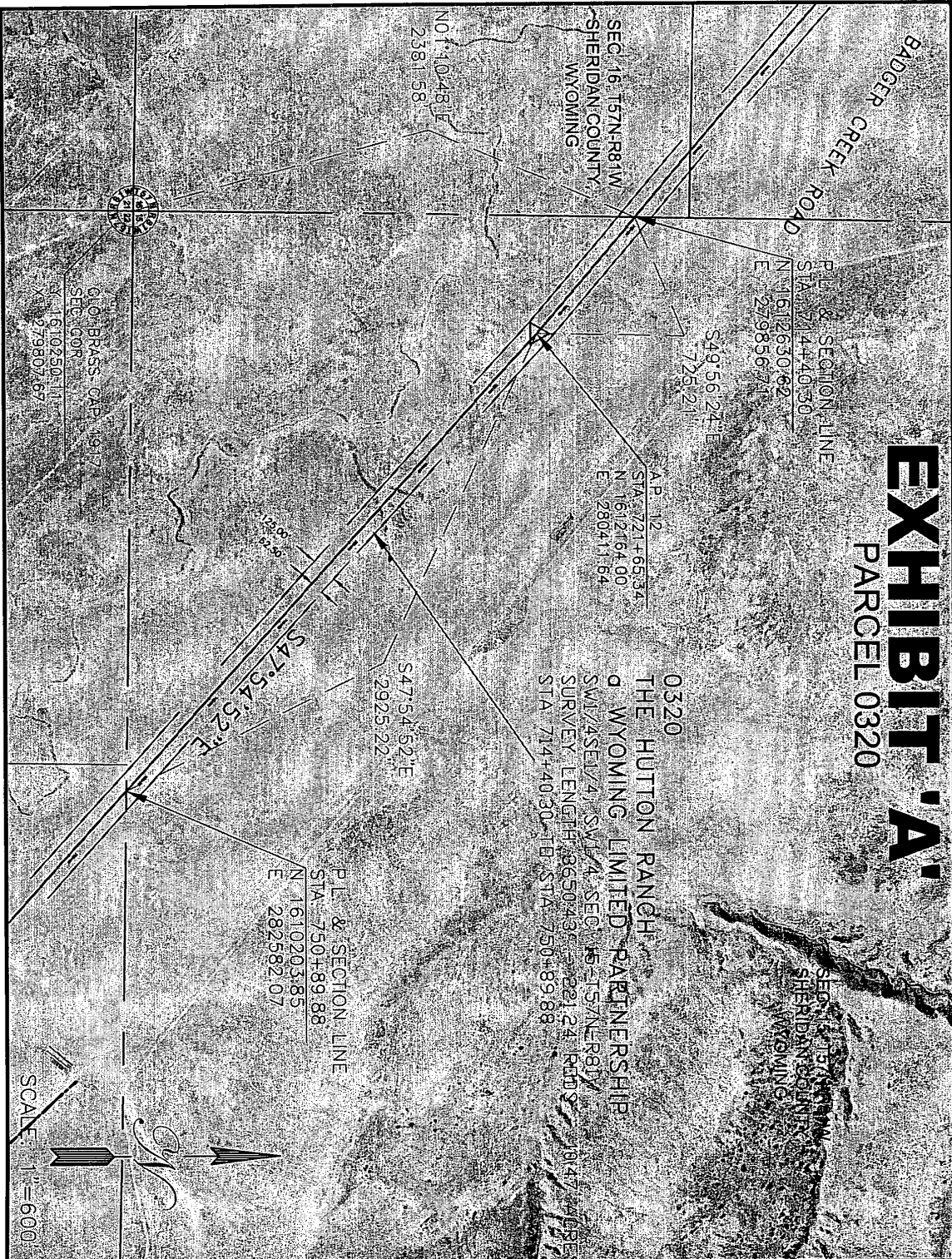


EXHIBIT 'A'

PARCEL 0330

BADGER CREEK ROAD

SEC. 15, T57N-R81W
SHERIDAN COUNTY,
WYOMING

P.L. & SECTION LINE
STA. 750+89.88
N 1610203.85
E 288582.07

N 89°02'41"W
2521.27

GLO. BRASS CAP 1947
SEC. COR.
N 1610167.83
X 285102.40

SEC. 22, T57N-R81W
SHERIDAN COUNTY,
WYOMING

ACCESS
EASEMENT

SEC. 23, T57N-R81W
SHERIDAN COUNTY,
WYOMING

0330
THE HUTTON RANCH
& WYOMING LIMITED PARTNERSHIP
NE 1/4 SEC. 28, T57N-R81W
SURVEY LENGTH 3345.07
STA. 750+89.88 TO STA. 784+34.17

S 47°54'52"E
3345.07

P.L. & SECTION LINE
STA. 784+34.17
N 1607962.38
E 285064.02

SCALE: 1"=600'

EXHIBIT 'A'

PARCEL 0340

P.L. & SECTION LINE
STA. 784+34.17
N 1607962.38'
E 285064.02'

SEC. 22, T57N-R81W
SHERIDAN COUNTY
WYOMING

SEC. 23, T57N-R81W
SHERIDAN COUNTY
WYOMING

N00°59'59"E
440.13'

GLO. BRASS CAP 1917
1/4 SEC. COR
N 1607522.42'
E 285056.35'

0340

THE HUTTON RANCH
@ WYOMING LIMITED PARTNERSHIP

NW1/4, SW1/4 SEC. 23, T57N-R81W
SURVEY LENGTH 3503.69' - 212.34 RDOS - 100.05 ACRES
STA 784+34.17 TO STA 819+37.04

GLO. BRASS CAP 1917
TRACT COR
N 1604878.23'
E 285208.35'

ACCESS
EASEMENT

S47°54'52"E
3503.69'

PROPERTY LINE
STA. 819+37.04
N 1605614.62'
E 287665.66'



SCALE: 1"=600'

EXHIBIT 'A'

PARCEL 0360

SEC. 24, T57N-R81W
SHERIDAN COUNTY,
WYOMING

SEC. 26, T57N-R81W
SHERIDAN COUNTY,
WYOMING

0360
THE HUTTON RANCH
O WYOMING LIMITED PARTNERSHIP
GOV'T LOT 11, SEC. 26, T57N-R81W
TRACT 49, TRACT 47, TRACT 46
SURVEY LENGTH 6448.79' = 39084 ROLLS
STA. 831+1752 TO STA. 895+6480

EASEMENT

ACCESS
EASEMENT

TRACT 49

TRACT 47

TRACT 46

P.L. & SECTION LINE
STA. 831+1752
N 160°48'23.42"
E 288539.75'

G.O. BRASS CAP 1917
SEC. COR.
N 160°48'23.42"
E 288539.75'

G.O. BRASS CAP 1918
SEC. COR.
N 160°48'23.42"
E 288539.75'

AP 14
STA. 884+28.67
N 160°23'29.01"
E 293175.09'

G.O. BRASS CAP 1917
SEC. COR.
N 160°23'29.01"
E 293175.09'

P.L. & SECTION LINE
STA. 895+6480
N 160°20'52.73"
E 294284.90'

SCALE 1"=800'



EXHIBIT 'A'

PARCEL 0400

SEC. 19, T57N-R80W
SHERIDAN COUNTY
WYOMING

89°17'59"W
948.21'

Q10 BRASS CAP 1917
1/4 SEC COR
N 160°28'56.76"
E 297°69'8.60"

Q10 BRASS CAP 1917
SEC COR
N 160°28'56.76"
E 297°69'8.60"

S50°42'01"W
1330.15'

GOV. 1
LOT 2

GOV. 1
LOT 1

S77°28'50"E

PROPERTY LINE
GOV. 1 STA. 920+74.91
LOT 5 E 296°34'63"

GOV. 1 STA. 920+74.91
LOT 6 E 2302.08'

STA. 925+76.41
N 160°09'56.35"
E 299°17'6.95"

S50°02'04"E
1547.61'

SEC. 30 SECTION LINE
STA. 960+90.67
N 160°00'23.20"
E 200°33'7.22"

GOVING
EASEMENT

ACCESS
EASEMENT

0400
THE HUTTON RANCH
WYOMING LIMITED PARTNERSHIP
S 1/4 NW 1/4, S 1/4 NE 1/4, S 1/4 SE 1/4, S 1/4 SW 1/4, S 1/4 T57N-R80W
SURVEY LENGTH 4016.69' 253.74' RDDS - 11.53' ACRES
STA 920+74.91 TO STA 960+90.67

Q10 BRASS CAP 1917
1/4 SEC COR
N 160°09'56.35"
E 299°17'6.95"

SCALE 1"=800'

PARCEL 0410

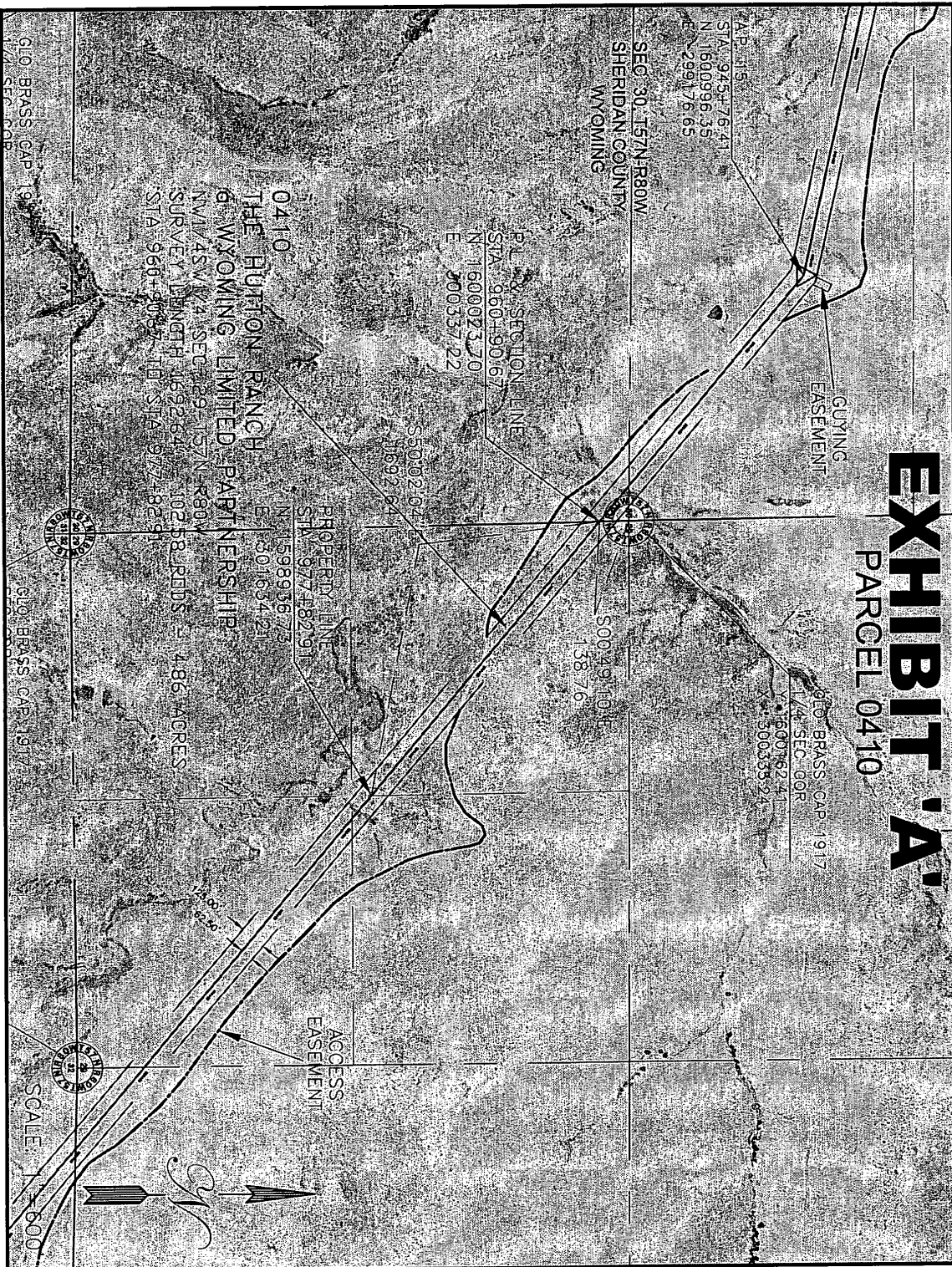


EXHIBIT 'A'

PARCEL 0430

SEC. 29, T57N-R80W
SHERIDAN COUNTY,
WYOMING

PROPERTY LINE
STA. 979+26.45
N: 1598844.54
E: 301744.22

0430
THE HUTTON RANCH
Q WYOMING LIMITED PARTNERSHIP
SW 1/4 SE 1/4, S 1/2 SW 1/4 SEC. 29-T57N-R80W
SURVEY LENGTH 2042.93' - 123.81' RDDS = 5.86 ACRES
STA. 979+26.45 TO STA. 999+68.90

P.L. & SECTION LINE
STA. 999+68.90
N: 1597532.61
E: 305309.62

GLQ, BRASS, CAP 191
SEC. COR.
Y: 1597481.15
X: 305569.38

S89°29'25"W
165.13

GLQ, BRASS, CAP 1917
1/4 SEC. COR.
Y: 1597541.47
X: 302920.72

BRASS CAP 1917
COR.
97508.81
003720.4

SEC. 32, T57N-R80W
SHERIDAN COUNTY,
WYOMING

ACCESS
EASEMENT

SCALE 1"=600'

EXHIBIT 'A'

PARCEL 0440

SEC. 29, T57N-R80W
SHERIDAN COUNTY,
WYOMING

SEC. 28, T57N-R80W
SHERIDAN COUNTY,
WYOMING

P.L. & SECTION LINE
STA. 999+68.90

N 1597532.61
E 303309.62

GLO. BRASS CAP 1917
SEC. COR.

N 1597481.15
E 305569.38

SEC. 38, T57N-R80W
SHERIDAN COUNTY,
WYOMING

P.L. & SECTION LINE
STA. 1028+74.74

N 1595666.12
E 305536.75

ACCESS
EASEMENT

S88°41'43"E
389.08'

GLO. BRASS CAP 1917
1/4 SEC. COR.

N 1597541.47
E 302920.72

0440

THE HUTTON RANCH

Q. WYOMING LIMITED PARTNERSHIP

NE 1/4 SEC. 32, T57N-R80W

SURVEY LENGTH 2906.52' - 17615' RODS - 8.34 ACRES

STA. 999+68.90 TO STA. 1028+74.74

SEC. 32, T57N-R80W
SHERIDAN COUNTY,
WYOMING

GLO. BRASS CAP 1917
1/4 SEC. COR.

N 1594602.87

SCALE: 1" = 600'

