

### GRANT OF EASEMENT

Phoenix Limited Partnership, a Wyoming limited partnership, GRANTOR, 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, does hereby grant an easement to BV Properties, LLC, a Wyoming limited liability company, and its successors and assigns, GRANTEE, for the benefit of Lot 1 of Sugarland Plaza Subdivision, a subdivision in Sheridan County, Wyoming, as filed in Drawer S, Plat Number 95, in the Office of the Sheridan County Clerk, across a portion of the land owned by Grantor described as follows:

A tract of land located within Block 6 of Sugarland Estates Subdivision, City of Sheridan, County of Sheridan, Wyoming, being more particularly described as follows:

Beginning at the southeasterly corner of Lot 1 of Sugarland Plaza Subdivision, said point being on the westerly line of said Block 6; thence along said westerly line, said westerly line also being the southerly and easterly line of said Lot 1, N19°22'33"E, 101.91 feet; thence through a curve to the right having a radius of 170.00 feet, a central angle of 40°07'01" and chord, N39°26'03"E, 116.61 feet; thence leaving said westerly line of Block 6, S0°20'00"W, 123.07 feet to the easterly line of said Block 6; thence along said easterly line through a curve to the left having a radius of 110.00 feet, a central angle of 18°33'29" and chord S28°39'17"W, 35.47 feet; thence S19°22'33"W, 101.91 feet; thence leaving said easterly line, N70°37'28"W, 60.00 feet to the point of beginning.

This Grant of Easement is intended to provide non-exclusive access along Sugarview Drive to and from said Lot 1 across and over that land owned by Grantor described above, and shall run with the land. Grantor shall retain all other rights in and to that property over which this easement is granted for any use Grantor may desire, and Grantor shall bear no responsibility or liability to Grantee, its successor, guests, invitees or assigns for the care, maintenance or repair of the property burdened hereby.

DATED this 27 day of May, 2005.

W.K. Love

STATE OF WYOMING     )  
   ) ss.  
 COUNTY OF SHERIDAN    )

The above and foregoing GRANT OF EASEMENT was acknowledged to before me by W.K. Love, on this the 27<sup>th</sup> day of May, 2005.

WITNESS my hand and official seal.

[Signature]  
 Notary Public

My Commission expires: 5-13-06

