



ACCESS EASEMENT

THIS AGREEMENT, entered into this 11th day of Feb., 2015, between
SUNRISE RANCH, INC., a Wyoming corporation, (hereinafter, "Grantor"), and
Martin T. Masters and Janet L. Masters, husband and wife, whose address is
POB 279, Dayton, WY 82836 (hereinafter "Grantees"). In
consideration of the mutual covenants contained herein, and other good and valuable
consideration, the parties agree as follows:

1. CONVEYANCE OF EASEMENT

Grantor hereby grants to Grantees a 30-foot wide access easement for ingress and
egress over property owned by Grantor, along with the right to repair and maintain the
easement as is reasonably necessary to maintain the access, said easement being more
particularly described as follows:

See attached Exhibit "A" depicted on the map attached as Exhibit "B"

2. EASEMENT TO RUN WITH LAND

This grant of easement shall be appurtenant to and run with the land and shall be
binding on and inure to the benefit of the parties hereto, their heirs, successors or assigns
in perpetuity.

This easement is intended for the benefit of the property described as follows:

TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., Sheridan County, Wyoming

Section 11: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 14: NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$

Excepting therefrom a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section
14, described as follows: Beginning at a point which is North 89°24' West 462
feet from the Northeast corner of said Section 14, thence North 89°24' West
861 feet to the Northwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, thence South 880 feet to a
point, thence South 88°19' East 620 feet to a point, thence North 26°41' East
892 feet to a point, and thence North 60° West 185 feet to the point of
beginning.

Grantees accept the right of way in its current condition and may use at their own
risk. The parties agree to share in the cost of repair, maintenance, and any improvements
that both parties agree are necessary.



3. GRANTOR'S RESERVATION OF RIGHTS

Grantor reserves the right to use the above-described easement for purposes consistent with Grantees' use of the rights hereby granted, and Grantor shall not unreasonably obstruct the easement or otherwise interfere with Grantees' rights to use the easement.

3. TERMINATION, MODIFICATION, RELOCATION

This agreement may only be terminated or modified by written agreement of the parties or their heirs, successors or assigns.

The parties recognize that the location of the easement upon the burdened lands of Grantor is mutually convenient as located pursuant to this agreement, based upon the current and intended uses of both the burdened and benefitted lands by the Grantor and Grantees. However, the parties also recognize that a transfer of the burdened lands to another might change the use of the land, and therefore make the current easement location undesirable or inconvenient. In such circumstances, it is the intent of the parties to cooperate in relocating the easement to a more desirable or convenient location.

SUNRISE RANCH, INC., GRANTOR

By: Mike R. Grohart
 Mike R. Grohart, Vice President

By: Mark Jay Grohart
 Mark Jay Grohart, President

GRANTEES:

Martin T. Masters
 Martin T. Masters

Janet L. Masters
 Janet L. Masters

State of Wyoming)
)ss
 County of Sheridan)

The foregoing instrument was acknowledged before me by Mike R. Grohart, as Vice President of Sunrise Ranch, Inc., this 11 day of February, 2015.

Witness my hand and official seal.

Diane L. Cherni
 Signature of Notarial Officer
 Title: Notary Public

My Commission Expires March 30, 2018





State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Mark Jay Groshart, as President of Sunrise Ranch, Inc., this 11 day of February, 2015.

Witness my hand and official seal.

Diane L. Cherni

Signature of Notarial Officer

Title: Notary Public

My Commission Expires March 30, 2018



State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Martin T. Masters, this 11 day of February, 2015.

Witness my hand and official seal.

Diane L. Cherni

Signature of Notarial Officer

Title: Notary Public

My Commission Expires March 30, 2018



State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Janet L. Masters, this 11 day of February, 2015.

Witness my hand and official seal.

Diane L. Cherni

Signature of Notarial Officer

Title: Notary Public

My Commission Expires March 30, 2018



LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Sunrise Ranch, Inc.
February 3, 2015

Re: 30.0' Access Easement for Ingress and Egress

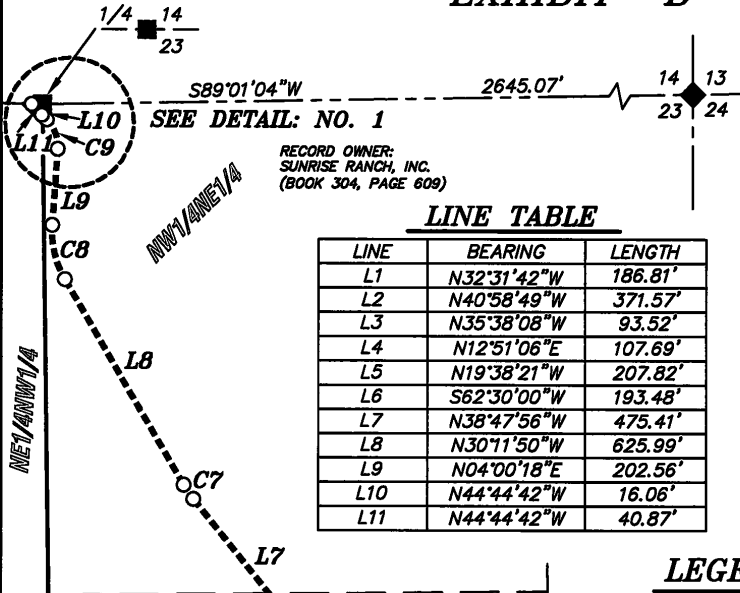
An access easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in the $S\frac{1}{2}NE\frac{1}{4}$, $NW\frac{1}{4}NE\frac{1}{4}$ and the $NE\frac{1}{4}NW\frac{1}{4}$ of Section 23, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the east quarter corner of said Section 23 (Monumented with a $\frac{3}{4}$ " Brass Cap per PLS 102); thence $N83^{\circ}52'28''W$, 1128.88 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northerly right-of-way line of U.S. Highway No. 14; thence $N32^{\circ}31'42''W$, 186.81 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of $08^{\circ}27'07''$, a radius of 500.00 feet, an arc length of 73.76 feet, a chord bearing of $N36^{\circ}45'15''W$, and a chord length of 73.69 feet to a point; thence $N40^{\circ}58'49''W$, 371.57 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $05^{\circ}20'40''$, a radius of 500.00 feet, an arc length of 46.64 feet, a chord bearing of $N38^{\circ}18'29''W$, and a chord length of 46.62 feet to a point; thence $N35^{\circ}38'08''W$, 93.52 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $48^{\circ}29'14''$, a radius of 100.00 feet, an arc length of 84.63 feet, a chord bearing of $N11^{\circ}23'31''W$, and a chord length of 82.12 feet to a point; thence $N12^{\circ}51'06''E$, 107.69 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of $32^{\circ}29'27''$, a radius of 200.00 feet, an arc length of 113.41 feet, a chord bearing of $N03^{\circ}23'37''W$, and a chord length of 111.90 feet to a point; thence $N19^{\circ}38'21''W$, 207.82 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of $97^{\circ}51'39''$, a radius of 50.00 feet, an arc length of 85.40 feet, a chord bearing of $N68^{\circ}34'11''W$, and a chord length of 75.39 feet to a point; thence $S62^{\circ}30'00''W$, 193.48 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $78^{\circ}42'04''$, a radius of 50.00 feet, an arc length of 68.68 feet, a chord bearing of $N78^{\circ}08'58''W$, and a chord length of 63.41 feet to a point; thence $N38^{\circ}47'56''W$, 475.41 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $08^{\circ}36'05''$, a radius of 300.00 feet, an arc length of 45.04 feet, a chord bearing of $N34^{\circ}29'53''W$, and a chord length of 45.00 feet to a point; thence $N30^{\circ}11'50''W$, 625.99 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of $34^{\circ}12'08''$, a radius of 250.00 feet, an arc length of 149.24 feet, a chord bearing of $N13^{\circ}05'46''W$, and a chord length of 147.03 feet to a point; thence $N04^{\circ}00'18''E$, 202.56 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of $48^{\circ}45'00''$, a radius of 100.00 feet, an arc length of 85.09 feet, a chord bearing of $N20^{\circ}22'12''W$, and a chord length of 82.54 feet to a point; thence $N44^{\circ}44'42''W$, 16.06 feet along said centerline to a point, said point lying on the east line of said $NE\frac{1}{4}NW\frac{1}{4}$; thence, continue $N44^{\circ}44'42''W$, 40.87 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the north line of said $NE\frac{1}{4}NW\frac{1}{4}$, and being $N88^{\circ}45'11''W$, 28.41 feet from the north quarter corner of said Section 23 (Monumented with a $\frac{3}{4}$ " Aluminum Cap per PLS 6812). Lengthening or shortening the side lines of said easement to intersect said boundary lines as shown on **EXHIBIT "B"**.

Said access easement contains 2.25 acres of land, more or less.

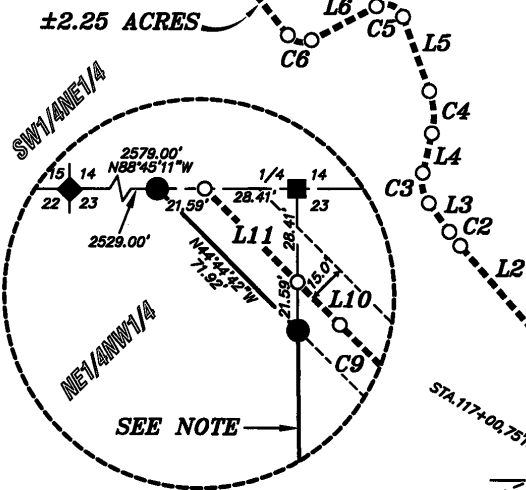
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "D"



LEGEND:

- FOUND 3-1/4" BRASS CAP PER PLS 102
- SET 2" ALUMINUM CAP PER PLS 6812
- SET 3-1/4" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- Q 30.0' ACCESS EASEMENT
- EASEMENT LINE
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE



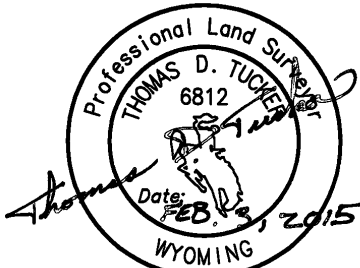
CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	08°27'07"	500.00'	73.76'	N36°45'15"W	73.69'
C2	05°20'40"	500.00'	46.64'	N38°18'29"W	46.62'
C3	48°29'14"	100.00'	84.63'	N11°23'31"W	82.12'
C4	32°29'27"	200.00'	113.41'	N03°23'37"W	111.90'
C5	97°51'39"	50.00'	85.40'	N68°34'11"W	75.39'
C6	78°42'04"	50.00'	68.68'	N78°08'58"W	63.41'
C7	08°36'05"	300.00'	45.04'	N34°29'53"W	45.00'
C8	34°12'08"	250.00'	149.24'	N13°05'46"W	147.03'
C9	48°45'00"	100.00'	85.09'	N20°22'12"W	82.54'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

NOTE:

THE EAST LINE OF THE NE1/4NW1/4 MAY CHANGE UPON ESTABLISHMENT OR RECOVERY OF THE S1/4, SECTION 23.

EXHIBIT "B" 30.0' ACCESS EASEMENT

CLIENT: SUNRISE RANCH INC.

LOCATION: S1/2NE1/4, NW1/4NE1/4 AND THE NE1/4NW1/4, SECTION 23, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
 SURVEYING

2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415

JN: 2015-002
 DN: 2015-002_ESMT
 PF: T2015-002
 FEBRUARY 3, 2015

NO. 2015-717643 EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 SHERIDAN WY 82801