



RIGHT-OF-WAY EASEMENT

For valuable consideration, the receipt of which is hereby acknowledged, **Jonela Skye Malli**, whose address is P.O. Box 24, Arvada, WY 82831 (referred to herein as "Grantor") does hereby grant to **LEO Land, LLC**, a Wyoming limited liability company, whose address is P.O. Box 136, Arvada, WY 82831 (referred to herein collectively as "Grantee"), and its successors and assigns, subject to the terms and conditions set forth herein, a forty (40) foot perpetual non-exclusive easement for ingress and egress over and across an existing road on lands owned by Grantor in the E/2 of Section 23, T54N, R77W, Sheridan County, Wyoming more specifically described as follows (referred to herein as the "Easement"):

See Exhibit A, which is attached hereto and incorporated herein by reference

1. The Easement is limited to forty (40) feet in width, being twenty (20) feet on each side of the center line described in Exhibit A.
2. This Easement is for the benefit of, appurtenant to, and the rights shall run with the Grantee's property described in Exhibit B, which is attached hereto. This Easement may be used by Grantee and its invitees, successors and assigns.
3. This Easement is nonexclusive and shall not preclude Grantor from using the easement area or the access road or from granting the right to other persons and parties to use the easement area or the access road.
4. Grantee shall have the right to improve and maintain the Easement as may be necessary for Grantee's use. Grantee shall share in any necessary maintenance to the Easement in proportion to Grantee's use of the Easement. Grantee shall repair any damage to the existing road that is caused by Grantee in excess of that which is customary and expected in normal use of the right of way granted herein.
5. This Agreement shall be interpreted under the laws of the State of Wyoming. This Easement and right-of-way shall be perpetual and shall be binding upon and inure to the benefit of the parties, their successors and assigns. This Easement shall run with the above-described lands owned by Grantee and shall be appurtenant to Grantee's property.



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FEES: \$24.00 DO RIGHT OF WAY EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Dated effective this 20 day of October, 2020.

GRANTOR:

JONELA SKYE MALLI

By: Jonela Malli

Title: _____

STATE OF WYOMING)
County of Johnson) ss.
Wyoming)

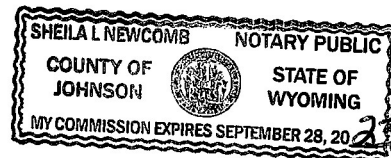
The foregoing instrument was acknowledged before me this 20 day of October, 2020
by Jonela Skye Malli.

WITNESS my hand and official seal.

Sheila L Newcomb
Notary Public

My Commission Expires:

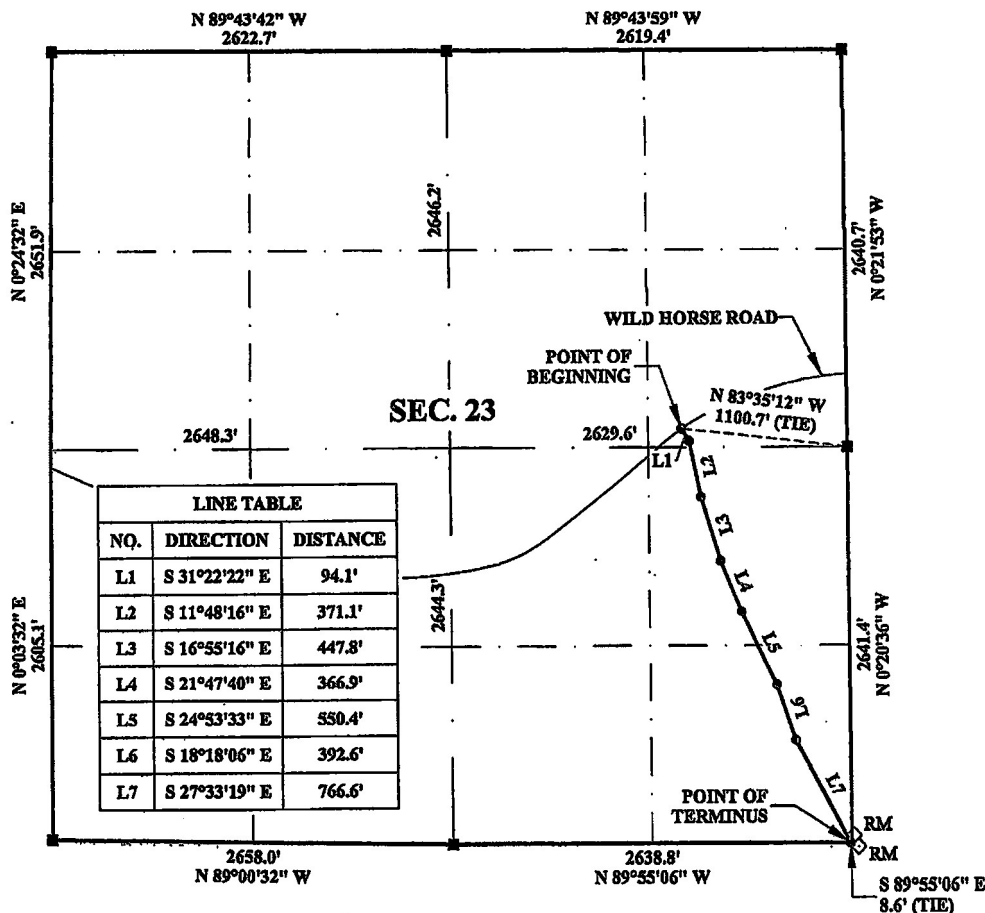
09/28/2023





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

T 54 N - R 77 W



Legal Description:

Following is a centerline description for a 40' wide easement being 20 feet on each side for access road purposes located in the SE 1/4 NE 1/4, NE 1/4 SE 1/4 & SE 1/4 SE 1/4, in Section 23, Township 54 North, Range 77 West, of the Sixth Principal Meridian, Sheridan County, Wyoming; and being more particularly described as follows:

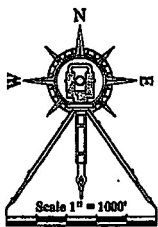
Commencing at the Northeast corner of said Section 23, said corner being monumented with a 1946 G.L.O. Brass cap; Thence S 0°21'53" E, a distance of 2,640.7 feet, along the East line to the East quarter corner of said Section 23, said corner being monumented with a 1946 G.L.O. Brass cap; Thence N 83°35'12" W, a distance of 1,100.7 feet, to the POINT OF BEGINNING:

Thence S 31°22'22" E, a distance of 94.1 feet, to a point; Thence S 11°48'16" E, a distance of 371.1 feet, to a point; Thence S 16°55'16" E, a distance of 447.8 feet, to a point; Thence S 21°47'40" E, a distance of 366.9 feet, to a point; Thence S 24°53'33" E, a distance of 550.4 feet, to a point; Thence S 18°18'06" E, a distance of 392.6 feet, to a point; Thence S 27°33'19" E, a distance of 766.6 feet, to a point on the South line of said Section 23, being the POINT OF TERMINUS; from which the Southeast corner of said Section 23 bears S 89°55'06" E, a distance of 8.6 feet, said corner being accessorized with a 2001 Aluminum cap, LS 2608 Reference Monument bearing N 17°38'44" E, a distance of 50.0 feet, also being accessorized with a 2001 Aluminum cap, LS 2608 Reference Monument bearing S 60°48'02" E, a distance of 50.0 feet:

Said centerline having a total length of 2,989.5 feet, more or less.

BASIS OF BEARING:
GPS GRID BEARINGS

Land Surveying Incorporated by Raymond A. Scott, a registered land surveyor in the state of Wyoming, hereby certifies that this plat was made from data collected during an actual survey performed by Aaron Biclinese on June 12, 2019 and from information on file in this office that the ACCESS ROAD EASEMENT is accurately represented on this plat.



LEGEND

- = (FOUND) 1946 G.L.O. BRASS CAP
- ◇ = (FOUND) 2001 ALUMINUM CAP, LS 2608
- RM = REFERENCE MONUMENT
- ALL COURSES ARE MEASURED UNLESS NOTED

Prepared For:
KATHLEEN HOLLCROFT
P.O. BOX 136
ARVADA, WY 82831

Prepared By:
LAND SURVEYING INCORPORATED
209 N. WORKS AVENUE
GILLETTE, WY 82716



Location:
ACCESS ROAD EASEMENT
LOCATED IN A PORTION OF
SE 1/4 NE 1/4, NE 1/4 SE 1/4 & SE 1/4 SE 1/4,
T 54 N - R 77 W, OF THE 6TH P.M.,
SHERIDAN COUNTY, WYOMING

FILED BY: KATHLEEN HOLLCROFT, KATHLEEN HOLLCROFT
CREATED BY: CLEPINE
REVIEWER: RAS
APPROVED DATE: 8/2/2019

EXHIBIT

A

EXHIBIT "B"

LEGAL DESCRIPTION:

Township 52 North, Range 77 West, 6th P.M., Johnson County, Wyoming

Lots 5 and 10 in Section 3; Lot 5 in Section 2, containing 56.89 acres, more or less.

Lots 6, 7, 8, 9, 11 and 12 in Section 3, containing 166.13 acres, more or less.

ALSO, Tract 42 formerly described as the S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, and Tract 43 formerly described as S $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, Sec. 3, containing 320 acres, more or less.

ALSO, Tract 44 formerly described as the NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 10; Lots 1, 2, 4, 5, 6, 7, E $\frac{1}{2}$ SE $\frac{1}{4}$, Sec. 10; SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 11; Lots 4 and 5, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 13; SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$, Sec. 14; Lots 1, 2, 3, E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec. 15, containing 1,238.14 acres, more or less.

ALSO, Lots 13 and 14, Sec. 3; SW $\frac{1}{4}$, Sec. 14; Lots 4 and 5, S $\frac{1}{2}$ SE $\frac{1}{4}$, Sec. 15; Lot 1, Sec. 21; N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$, Sec. 22; NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, containing 679.66 acres, more or less.

ALSO, a tract of land beginning at the No. 1 corner of Tract 37, said Township and Range; thence South 1320 feet; thence West 1287 feet; thence S0°10'W 2679 feet; thence West 1320 feet; thence South 1320 feet; thence West 2650 feet; thence North 1974 feet; thence East 1799 feet; thence North 1320 feet; thence East 1320 feet; thence North 2006 feet; thence N.89°29'E 2114 feet to the point of beginning, containing 282 acres, more or less, all in Sections 1 and 2, T52N, R77W, 6th P.M., being parts of Tracts 39, 38, and 37.

ALSO, a tract of land beginning at a point which bears South 993.8 feet from Corner No. 4 of Tract 40, Section 2, T52N, R77W, 6th P.M.; thence South 993.8 feet; thence West 847 feet; thence North 993.8 feet; thence East 847 feet to the point of beginning, containing 19.32 acres, more or less, being part of Lot 5, Section 2, part of Lot 10, Section 3 and part of Tract 43, T52N, R77W, 6th P.M.

ALSO, Tract 45 (originally E $\frac{1}{2}$ NE $\frac{1}{4}$, Sec. 10; W $\frac{1}{2}$ NW $\frac{1}{4}$, Sec. 11); Tract 46 (originally S $\frac{1}{2}$ SE $\frac{1}{4}$, Sec. 2; N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 11, and SW $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, Sec. 12).

Lots 8, 10, Sec. 2; Lots 1, 2, 6, 7, Sec. 11; Lots 4, 11, Sec. 12;

Lots 4, 5, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 13; Lots 1, 2, Sec. 14, containing 956.94 acres, more or less.

ALSO, Lots 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, Sec. 1; Lots 6, 7, 9, Sec. 2, containing 639.19 acres, more or less.

ALSO, Lots 3, 4, 5, NW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, Section 11; E $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$, Section 14, containing 612.80 acres, more or less.

ALSO, Lot 1, Section 10, containing 13.66 acres, more or less.

The total acreage in the entire group is 2,874.10 acres, more or less.

Township 53 North, Range 77 West, 6th P.M., Johnson County, Wyoming

Tract 93A., 93B., 93C., 93D., in Resurvey Township 52 and 53 North, Range 77 West, containing 159.03 acres, more or less.

ALSO, Lots 3, 4 and 5 in Section 34, containing 98.05 acres, more or less.

ALSO, a tract of land beginning at the NE corner of S.T. Hollcroft's Homestead as originally filed, which point bears N.53°34'W. a distance of 1053 ft. from resurvey Post No. 1, Tr. No. 40, running thence South 5280 ft.; thence West 1320 ft; thence N. 5280 ft.; thence E. 1320 ft. to the point of beginning, being 160 acres, constituting S. T. Hollcroft's original homestead and patented as Lot 1, SE¼NE¼, E¼SE¼, Section 3 in Township 52 North, Range 77 West.

And, a tract of land beginning at the NE corner of the S.T. Hollcroft's Desert Entry as originally filed, which point bears N.37°08'E. a distance of 784 ft. from re-survey post No. 1, Tr. No. 40, running thence S. 5280 ft.; thence W. 1320 ft.; thence N. 5280 ft.; thence E. 1320 ft., to the point of beginning, being 160 acres, more or less, constituting Samuel T. Hollcroft's Desert Land Entry and patented as Lot 4, SW¼NW¼, W¼SW¼, Section 2, Township 52 North, Range 77 West.

ALSO, a tract of land beginning at the NE corner of the Goldie E. Hollcroft Desert Entry, which point bears N.38°38'E. a distance of 800 ft. from re-survey Post No. 2, Tr. No. 95; thence running S. 1320 ft.; thence W. 1320 ft.; thence S. 2640 ft.; thence W. 1320 ft.; thence N. 3960 ft.; thence E. 2640 ft. to the point of beginning, being 160 acres, more or less, constituting Goldie E. Hollcroft's Original Desert Entry as filed and approved, in the Buffalo, Wyoming Land Office on March 26, 1913, and patented as Resurvey Tract 37A, B, C, D, Township 52 North, Range 77 West.

In all, containing 480.00 acres, more or less.

ALSO, a tract of land beginning at a point on the South line of Sec. 34, said point being North 89°24' East 2954.82 ft. from the Southwest corner of said Sec. 34 which said point is marked Station A; thence N.5°6'W. 1389.96 ft. to Station B; thence E. 1307.46 ft. to Station C; thence N.4°52'W. 1310.96 ft. to Station D; thence E. 3960 ft. to Station E; thence S.3°13'E. 684.6 ft. to Station F; thence W. 3439.5 ft. to Station G; thence S. 3314.67 ft. to Station H; thence S.89°24'W. 413.98 ft. to Station I; thence N. to the Twp. line a distance of 1320 ft. to Station J; thence S.89°24'W. along said Twp. line a distance of 1219.68 ft. to Station A, the point of beginning, said above described lands being parts of Tracts 40 & 94 (Tract 40 originally patented as S½SE¼ Sec. 34, SW¼SW¼, Sec. 35 in Township 53 North, Range 77 West, and Lot 2, Section 3 in Township 52 North, Range 77 West) (Tract 94 originally patented as NE¼SE¼, Sec. 34, N¼SW¼, Sec. 35 in Township 53 North, Range 77 West), containing 171.51 acres, more or less.

ALSO, the following tracts of land all in Section 35:

Resurvey Tract 92D (Originally NE¼SE¼); Resurvey Tracts 95 A, B, C, D (Originally S½SE¼, NW¼SE¼, SE¼SW¼); excepting a tract of land in said Tract 92 D, and Tracts 95 A, B, C and D, described as follows, to-wit:

Beginning at a point which bears N.38°38'E, 800 feet from the number 2 corner of Tract 95, in Section 35, T53N, R77W, 6th P.M.; thence South 1320 feet; thence West 1320 feet; thence South 635.59 feet to the South line of said Section 35 at a point 1946.61 feet from the southeast corner of Section 35; thence S.89°29'W. 1695.28 feet; thence N.4°12'W. 1348.38 feet; thence East 1307.46 feet; thence N.3°13'W. 626 feet; thence East 1841.7 feet to the point of beginning, all in Section 35, T53N, R77W, 6th P.M. The land conveyed contains 97 acres, more or less.

NO. 2020-763163 RIGHT OF WAY EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
YONKEE & TONER P O BOX 6288
SHERIDAN WY 82801