

CONVEYANCE OF ACCESS EASEMENT

This Easement Conveyance is entered into the 6th day of January, 2012, by **John M. Pradere and First Interstate Bank of Sheridan, Wyoming, Co-Personal Representatives of the Estate of Beatrice Gallatin Beuf**, (collectively referred to as "Grantors"), in favor of **Francesco G. Beuf**, ("Grantee"), whose address is 1062 Utica Circle, Boulder, Colorado 80304.

RECITALS

A. Grantors are the owners of certain lands described as Tract 2 on that certain Record of Survey recorded June 24, 2010, in Drawer A as Plat No. 415 of the records of Sheridan County, Wyoming, the description of which is attached as **Exhibit A** to this instrument ("Grantors' Land").

B. Grantee is the owner of certain lands described more specifically in the attached **Exhibit B** ("Grantee's Land").

C. Grantors wish to convey to Grantee a new access easement across Grantors' Land in accordance with the terms of this instrument, allowing access to Grantee's Land.

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the parties as follows:

1. Grant of Easement

Grantors do hereby grant and convey to Grantee, and Grantee's successors and assigns, a permanent access easement for ingress and egress to Grantee's Land along the route described as **Easement No. 4** on that certain Record of Survey recorded November 23, 2011, in Drawer A of Plats as Plat No. 442, the description of which is attached as **Exhibit C** to this instrument. The easement shall be thirty (30) feet in width, for construction, maintenance and use of an access roadway, to be used for ingress and egress, across and through Grantors' Land, to and from Grantee's Land.

2. Terms of Use.

A. Grantee shall have the right to improve the roadway within the easement at Grantee's expense. The surface of Grantors' Land disturbed by Grantee's construction activities (and by any future maintenance or reconstruction) shall not extend outside the easement and shall be reclaimed and repaired by Grantee.

B. Grantee shall contribute to the maintenance of the road as it is maintained at the time of the writing of this easement.

C. The easement may be used for personal, agricultural, ranching, and recreational use. The easement may be traversed by foot, horseback and vehicles, including all-terrain vehicles.

D. The easement created by this instrument shall not preclude Grantors' use of Grantors' Land, except to the extent that Grantors shall not in any way at any time obstruct the easement or otherwise unreasonably interfere with Grantee's rights to use the easement for the purposes allowed by this instrument. Specifically, Grantors shall have the right to use the roadway constructed in the access easement.

E. This is a private easement. At no time shall this easement be construed to create a public roadway.

3. **Release.**

This easement is given subject to the express understanding that the Grantee, in accepting this easement, shall not hold the Grantors liable for any loss, damage or claims arising out of the use of the easement by the Grantee, or his invitees, agents, employees, assigns or successors in interest.

4. **Appurtenant to Benefitted Land.**

The easement conveyed by this instrument shall run with Grantee's Land and shall be for the benefit and use of the Grantee and the heirs, successors and assigns of Grantee who then own Grantee's Land, as well as their lessees, employees, agents, invitees and guests.

DATED this 6th of January, 2012.



John M. Pradere, Co-Personal Representative

**FIRST INTERSTATE BANK, Sheridan, WY
Co-Personal Representative**

By: *Linda W. Thompson*
Linda Thompson, Vice President

By: *Kim Smith*
Kim Smith, Trust Specialist

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing document was acknowledged before me this 6 day of
JANUARY, 2012, by **John M. Pradere, Co-Personal Representative of the Estate
of Beatrice Gallatin Beuf.**

WITNESS my hand and official seal.



Susan L. Rantle
Notary Public

My commission expires: 1/12/14

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing document was acknowledged before me this 6 day of
JANUARY, 2012, by **Linda Thompson, Vice President and by Kim Smith, Trust
Specialist, First Interstate Bank, Sheridan, Wyoming, Co-Personal Representative of the
Estate of Beatrice Gallatin Beuf.**

WITNESS my hand and official seal.



Susan L. Rantle
Notary Public

My commission expires: 1/12/14

LEGAL DESCRIPTION

Record Owner: Gallatin Ranch
June 15, 2010

2012-693487 1/11/2012 2:56 PM PAGE: 4 OF 7
BOOK: 531 PAGE: 41 FEES: \$26.00 DR. EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Re: Tract 2 of Gallatin Ranch

Township 54 North, Range 84 West, 6th P.M. Sheridan County, Wyoming

- Section 29: NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ (Said tract contains 321.54 acres of land, more or less)
- Section 32: E $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ (Said tract contains approximately 116 acres of land, more or less), (See Note 3)

Also tract of land situated in the E $\frac{1}{2}$, and the E $\frac{1}{2}$ W $\frac{1}{2}$ of Section 20, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

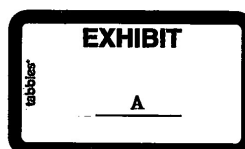
COMMENCING at the southeast corner of said Section 20 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N88°59'04"W, 2722.09 feet along the south line of said Section 20 to a point (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 5369), said point being the south quarter corner of said Section 20; thence S89°20'51"W, 1302.41 feet along said south line of Section 20 to a point (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 5369), said point being the southwest corner of said E $\frac{1}{2}$ W $\frac{1}{2}$; thence N00°19'00"W, 3851.42 feet along the west line of said E $\frac{1}{2}$ W $\frac{1}{2}$ to a point (Set 2" Aluminum Cap per PLS 2615), said point lying on the east line of a tract of land described in Book 140 of Deeds, Page 82; thence N25°19'14"E, 403.21 feet along said east line of said tract described in Book 140 of Deeds, Page 82 to a point (Set 2" Aluminum Cap per PLS 2615); thence N09°42'19"W, 280.00 feet along said east line to a point (Set 2" Aluminum Cap per PLS 2615); thence N00°53'15"W, 460.00 feet along said east line to a point (Set 2" Aluminum Cap per PLS 2615); thence N12°21'11"E, 14.57 feet along said east line to a point (Set 2" Aluminum Cap per PLS 2615); thence N90°00'00"E, 1346.43 feet to a point (Set 2" Aluminum Cap per PLS 2615), said point lying on a fenceline; thence S57°01'03"E, 264.21 feet along said fenceline to a point (Set 2" Aluminum Cap per PLS 2615); thence S52°11'43"E, 191.13 feet along said fenceline to a point (Set 2" Aluminum Cap per PLS 2615); thence S56°31'54"E, 374.28 feet along said fenceline to a point (Set 2" Aluminum Cap per PLS 2615); thence S84°18'36"E, 491.57 feet along said fenceline to a point (Set 2" Aluminum Cap per PLS 2615), said point lying on the west line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 20; thence S79°07'22"E, 641.59 feet along said fenceline to a point (Set 2" Aluminum Cap per PLS 2615), said point lying on the west line of a tract of land described in Book 327 of Deeds, Page 164; thence S00°24'05"E, 815.87 feet along said fenceline and said west line of said tract to a point (Set 2" Aluminum Cap per PLS 2615); thence S28°35'00"W, 2099.24 feet along said fenceline and the westerly line of said tract to a point (Set 2" Aluminum Cap per PLS 2615); thence S89°45'30"W, 831.52 feet along said fenceline and said westerly line to a point (Set 2" Aluminum Cap per PLS 2615); thence S10°36'12"E, 578.84 feet along said fenceline and said westerly line to a point (Set 2" Aluminum Cap per PLS 2615); thence S55°05'39"E, 114.04 feet along said fenceline and said westerly line to a point (Set 2" Aluminum Cap per PLS 2615); thence S29°26'58"E, 698.14 feet along said westerly line to a point (Set 2" Aluminum Cap per PLS 2615), said point lying on the southerly line of said tract; thence S89°41'26"E, 2052.83 feet along said fenceline and said southerly line to a point (Set 2" Aluminum Cap per PLS 2615), said point lying on the east line of said Section 20; thence S00°58'44"E, 446.28 feet along said east line of Section 20 to the **POINT OF BEGINNING** of said tract.

Said tract contains 291.96 acres of land, more or less.

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

See Record of Survey filed in drawer A of plats, No. 415 in the County Clerk's Office at the Sheridan County Courthouse, Sheridan, Wyoming.

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Exhibit B

Sheridan County, State of Wyoming

Township 53 North, Range 84 West, 6th P.M.

Section 7: SE $\frac{1}{4}$ (except 4.6 acres conveyed on December 6, 1976 to Wendell E. Loomis and Wyla E. Loomis, husband and wife)

LEGAL DESCRIPTION

EXHIBIT

Record Owner: Gallatin Ranch
November 23, 2011

Re: **EASEMENT No.4** (30.0' Access Easement for Tract 1)

An access easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline of an existing access road situated in the $W\frac{1}{2}E\frac{1}{2}$ of Section 20, $W\frac{1}{2}NE\frac{1}{4}$, $NW\frac{1}{4}SE\frac{1}{4}$, and $E\frac{1}{2}SE\frac{1}{4}$, Section 29, $NE\frac{1}{4}NE\frac{1}{4}$, Section 32, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northeast corner of said Section 20 (Monumented with a $\frac{3}{4}$ " Aluminum Cap per PLS 2615); thence $S83^{\circ}36'45''W$, 2622.96 feet to the **POINT OF BEGINNING** of said easement; thence $S05^{\circ}30'49''E$, 129.10 feet along said centerline to a point; thence $S00^{\circ}10'18''W$, 1884.80 feet along said centerline to a point; thence $S00^{\circ}15'17''W$, 1208.45 feet along said centerline to a point; thence $S06^{\circ}45'13''E$, 82.33 feet along said centerline to a point; thence $S28^{\circ}12'16''E$, 85.68 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a radius of 2429.12 feet, a central angle of $12^{\circ}25'44''$, an arc length of 526.94 feet, a chord bearing of $S14^{\circ}45'38''E$, and a chord length of 525.91 feet to a point; thence, along said centerline through a non-tangent curve to the right, having a radius of 2571.51 feet, a central angle of $07^{\circ}26'48''$, an arc length of 334.22 feet, a chord bearing of $S09^{\circ}58'19''E$, and a chord length of 333.98 feet to a point; thence, along said centerline through a non-tangent curve to the right, having a radius of 3657.94 feet, a central angle of $05^{\circ}24'57''$, an arc length of 345.76 feet, a chord bearing of $S03^{\circ}14'24''W$, and a chord length of 345.63 feet to a point; thence, along said centerline through a non-tangent curve to the left, having a radius of 144.76 feet, a central angle of $88^{\circ}22'06''$, an arc length of 223.27 feet, a chord bearing of $S32^{\circ}01'26''E$, and a chord length of 201.79 feet to a point; thence $S75^{\circ}17'55''E$, 66.02 feet along said centerline to a point; thence $S78^{\circ}31'33''E$, 129.60 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 74.48 feet, a central angle of $98^{\circ}26'36''$, an arc length of 127.97 feet, a chord bearing of $S29^{\circ}18'15''E$, and a chord length of 112.80 feet to a point; thence $S18^{\circ}10'48''W$, 72.96 feet along said centerline to a point; thence $S40^{\circ}56'14''W$, 181.63 feet along said centerline to a point; thence $S20^{\circ}46'04''W$, 85.12 feet along said centerline to a point; thence $S73^{\circ}34'09''W$, 56.10 feet along said centerline to a point; thence $S86^{\circ}18'23''W$, 56.19 feet along said centerline to a point; thence $S15^{\circ}10'25''W$, 158.32 feet along said centerline to a point; thence $S07^{\circ}52'15''W$, 101.41 feet along said centerline to a point; thence $S34^{\circ}03'57''W$, 66.47 feet along said centerline to a point; thence $S01^{\circ}24'09''E$, 32.74 feet along said centerline to a point; thence $S25^{\circ}29'33''E$, 172.21 feet along said centerline to a point; thence $S12^{\circ}30'33''W$, 54.20 feet along said centerline to a point; thence $S40^{\circ}39'32''E$, 34.53 feet along said centerline to a point; thence $S79^{\circ}12'07''E$, 67.22 feet along said centerline to a point; thence $S71^{\circ}07'12''E$, 56.33 feet along said centerline to a point; thence $S40^{\circ}24'37''E$, 163.30 feet along said centerline to a point; thence $S16^{\circ}35'41''E$, 73.62 feet along said centerline to a point; thence $S05^{\circ}53'24''W$, 54.32 feet along said centerline to a point; thence $S55^{\circ}27'58''W$, 58.16 feet along said centerline to a point; thence $S63^{\circ}46'32''W$, 123.14 feet along said centerline to a point; thence $S25^{\circ}40'24''W$, 57.92 feet along said centerline to a point; thence $S15^{\circ}32'28''E$, 58.91 feet along said centerline to a point; thence $S05^{\circ}35'55''E$, 81.43 feet along said centerline to a point; thence $S53^{\circ}21'45''E$, 103.35 feet along said centerline to a point; thence $S14^{\circ}44'46''E$, 106.06 feet along said centerline to a point; thence $S22^{\circ}05'50''E$, 226.01 feet along said centerline to a point; thence $S18^{\circ}33'52''E$, 89.18 feet along said centerline to a point; thence $S11^{\circ}34'36''E$, 230.52 feet along said centerline to a point; thence $S18^{\circ}39'58''E$, 149.65 feet along said centerline to a point; thence $S23^{\circ}05'45''E$, 89.70 feet along said centerline to a point; thence $S02^{\circ}11'53''E$, 43.04 feet along said centerline to a point; thence $S27^{\circ}35'10''W$, 45.94 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the left, having a radius of 63.50 feet, a central angle of $91^{\circ}48'28''$, an arc length of 101.75 feet, a chord bearing of $S18^{\circ}32'17''E$, and a chord length of 91.21 feet to a point; thence $S56^{\circ}19'49''E$, 204.68 feet along said centerline to a point; thence $S65^{\circ}41'01''E$, 108.73 feet along said centerline to a point; thence $S48^{\circ}46'37''E$, 132.13 feet along said centerline to a point; thence $S44^{\circ}39'32''E$, 77.11 feet along said centerline to a point; thence $S53^{\circ}15'02''E$, 160.04 feet along said centerline to a point; thence $S25^{\circ}48'52''E$, 245.50 feet along said centerline to a point; thence $S41^{\circ}49'15''E$, 134.08 feet along said centerline to a point; thence $S33^{\circ}45'21''E$, 159.73 feet along said centerline to a point; thence $S46^{\circ}06'08''E$, 271.07 feet along said centerline to a point; thence $S15^{\circ}48'58''E$, 134.53 feet along said centerline to a point; thence $S50^{\circ}18'55''E$, 78.26 feet along said centerline to a point; thence $S76^{\circ}49'21''E$, 190.41 feet along said centerline to a point; thence $N83^{\circ}57'05''E$, 121.98 feet along said centerline to a point; thence $S76^{\circ}10'00''E$, 66.09 feet along said centerline to a point; thence $S58^{\circ}36'36''E$, 182.83 feet along said centerline to a point; thence $S39^{\circ}16'18''E$, 79.23 feet along said centerline to a point; thence $S59^{\circ}04'23''E$, 113.04 feet along said centerline to a point; thence $S29^{\circ}35'03''E$, 131.96 feet along said centerline to a point; thence $S19^{\circ}32'10''W$, 204.10 feet along said centerline to a point; thence $S04^{\circ}11'12''E$, 62.77 feet along said centerline to a point; thence $S35^{\circ}25'19''E$, 174.59 feet along said centerline to a point, said point lying ten feet west of the east line of said Section 29; thence, ten feet west of and parallel to said east line of Section 29, $S01^{\circ}00'47''W$, 341.96 feet along said centerline to a point; thence $S59^{\circ}00'52''W$, 43.05 feet along said centerline to a point; thence $S78^{\circ}20'58''W$, 88.06 feet along said centerline to a

point; thence N59°03'15"W, 190.01 feet along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 25.00 feet, a central angle of 83°38'17", an arc length of 36.49 feet, a chord bearing of S79°07'36"W, and a chord length of 33.34 feet to a point; thence S37°18'28"W, 167.60 feet along said centerline to a point; thence S12°14'27"W, 214.91 feet along said centerline to a point; thence S20°44'46"W, 113.16 feet along said centerline to a point; thence S11°23'55"W, 90.95 feet along said centerline to a point; thence S22°40'06"W, 183.39 feet along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 115.00 feet, a central angle of 65°25'49", an arc length of 131.33 feet, a chord bearing of S10°02'49"E, and a chord length of 124.31 feet to a point; thence S42°45'43"E, 206.11 feet along said centerline to a point; thence S56°07'38"E, 325.04 feet along said centerline to a point; thence S52°35'18"E, 202.53 feet along said centerline to a point; thence S82°05'19"E, 27.36 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the east line of said Section 32, and being S01°25'24"E, 743.37 feet from the northeast corner of said Section 32.

Lengthening or shortening the side line of said easement to intersect said boundary lines.

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

See Record of Survey filed in drawer A of plats, No. 442 in the County Clerk's Office at the Sheridan County Courthouse, Sheridan, Wyoming.

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LONABAUGH & RIGGS DRAWER 5059
SHERIDAN WY 82801