

### Easement

Sheri D. Tietjen, as Trustee of the Sheri D. Tietjen Revocable Trust dated October 2, 1996, as amended, ("Grantor"), grants and conveys, without warranty of any kind, to Bruce R. Yates, as Trustee under the Trust Agreement of Sophia S. Yates dated September 30, 1991 ("Grantee"), whose address is 5 Coyote Lane, Sheridan, WY 82801, a non-exclusive, perpetual easement over and across the property described on attached Exhibit A for access to the property described on attached Exhibit B.

This easement is subject to the following conditions:

1. The easement may be used for agricultural and hunting purposes only. The easement may be used only by Grantee and Grantee's invitees.
2. Grantee will not fence the easement or place any gates on the easement.
3. Grantee will repair any damage to the road or cattleguards on the easement caused by Grantee or Grantee's invitees.
4. Neither Grantee nor Grantee's invitees will trespass on Grantor's property.
5. Grantee will not gravel, surface, place culverts in, or improve in any way the road on the easement.
6. This agreement is binding on and shall inure to the benefit of the successors and assigns of the parties and shall be appurtenant to the property and shall run with the lands.

Dated this 29<sup>th</sup> day of July, 1998.

Sheri D. Tietjen  
Sheri D. Tietjen, as Trustee of the Sheri D. Tietjen Revocable Trust dated October 2, 1996

Bruce R. Yates  
Bruce R. Yates, as Trustee under the Trust Agreement of Sophia S. Yates dated September 30, 1991

STATE OF Wyoming )  
COUNTY OF Sheridan ) ss.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, 1998 by Sheri D. Tietjen, as Trustee of the Sheri D. Tietjen Revocable Trust dated October 2, 1996.

WITNESS my hand and official seal.



Barbara J. Gibbons  
Notary Public

My Commission Expires: 11-7-2000

STATE OF Wyoming )  
COUNTY OF Sheridan ) ss.

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 1998 by Bruce R. Yates, as Trustee under the Trust Agreement of Sophia S. Yates dated September 30, 1991.

WITNESS my hand and official seal.



Barbara J. Gibbons  
Notary Public

My Commission Expires: 11-7-2000

**Exhibit A**  
**LEGAL DESCRIPTION**

**RE: BRUCE YATES ACCESS EASEMENT**

An access easement twelve (12) feet wide being six (6) feet each side of an existing road centerline situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 17, NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 18, NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 20, NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 54 North, Range 79 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the east quarter corner of said Section 20; thence S86°04'09"E, 740.08 feet to the **POINT OF BEGINNING** of said easement, said point lying on the centerline of Devon Street; thence S89°41'47"W, 582.61 feet along said existing road centerline to a point; thence S88°05'07"W, 428.52 feet along said centerline to a point; thence N81°58'26"W, 108.60 feet along said centerline to a point; thence S88°54'21"W, 252.50 feet along said centerline to a point; thence N80°17'12"W, 270.64 feet along said centerline to a point; thence N72°37'44"W, 116.66 feet along said centerline to a point; thence N65°16'51"W, 262.49 feet along said centerline to a point; thence N56°54'31"W, 292.65 feet along said centerline to a point; thence N76°33'00"W, 236.24 feet along said centerline to a point; thence N69°02'56"W, 233.01 feet along said centerline to a point; thence N75°26'43"W, 154.00 feet along said centerline to a point; thence N68°42'32"W, 195.64 feet along said centerline to a point; thence N39°49'37"W, 156.54 feet along said centerline to a point; thence N51°37'42"W, 335.98 feet along said centerline to a point; thence N77°26'04"W, 114.11 feet along said centerline to a point; thence N50°48'51"W, 205.80 feet along said centerline to a point; thence N62°03'15"W, 234.61 feet along said centerline to a point; thence N50°17'42"W, 394.12 feet along said centerline to a point; thence N46°30'45"W, 246.51 feet along said centerline to a point; thence N25°27'14"W, 308.92 feet along said centerline to a point; thence N40°04'11"W, 123.02 feet along said centerline to a point; thence N63°52'19"W, 152.36 feet along said centerline to a point; thence N50°54'25"W, 48.87 feet along said centerline to a point; thence N02°48'16"W, 70.61 feet along said centerline to a point; thence N06°37'38"E, 60.91 feet along said centerline to a point; thence N00°46'48"W, 313.05 feet along said centerline to a point; thence N04°45'09"W, 80.21 feet along said centerline to a point; thence N24°24'10"W, 62.59 feet along said centerline to a point; thence N44°32'35"W, 81.40 feet along said centerline to a point; thence N33°43'32"W, 174.42 feet along said centerline to a point; thence N30°38'01"W, 214.98 feet along said centerline to a point; thence N27°10'06"W, 177.69 feet along said centerline to a point; thence N06°53'58"W, 80.35 feet along said centerline to a point; thence N01°29'59"W, 192.14 feet along said centerline to a point; thence N02°08'38"E, 168.07 feet along said centerline to a point; thence N11°31'36"E, 98.99 feet along said centerline to a point; thence N22°13'23"W, 63.12 feet along said centerline to a point; thence N39°12'35"W, 180.57 feet along said centerline to a point; thence N07°12'17"W, 153.51 feet along said centerline to a point; thence N04°40'51"E, 211.14 feet along said centerline to a point; thence N34°24'53"W, 117.47 feet along said centerline to a point; thence N22°34'27"W, 92.70 feet along said centerline to a point; thence N06°07'13"W, 60.53 feet along said centerline to a point; thence N10°58'20"W, 183.50 feet along said centerline to a point; thence N80°13'21"W, 55.64 feet along said centerline to a point; thence S84°33'16"W, 269.97 feet along said centerline to a point; thence S56°37'11"W, 236.02 feet along said centerline to a point; thence N77°36'35"W, 324.72 feet along said centerline to a point; thence N72°39'30"W, 233.43 feet along said centerline to a point; thence N58°42'59"W, 263.28 feet along said centerline to a point; thence N56°35'39"W, 598.05 feet along said centerline to a point; thence N42°21'28"W, 259.27 feet along said centerline to a point; thence N46°01'09"W, 374.29 feet along said centerline to a point; thence N57°44'28"W, 356.79 feet along said centerline to a point; thence N51°21'53"W, 196.01 feet along said centerline to a point; thence N45°14'45"W, 174.35 feet along said centerline to a point; thence N55°26'46"W, 107.82 feet along said centerline to a point; thence N63°11'34"W, 330.51 feet along said centerline to a point; thence N58°55'51"W, 652.16 feet along said centerline to a point; thence N52°28'15"W, 224.28 feet along said centerline to a point; thence N38°59'36"W, 929.75 feet along said centerline to a point; thence N18°56'49"W, 167.77 feet along said centerline to a point; thence N00°30'33"E, 182.18 feet along said centerline to a point; thence N00°31'15"W, 327.78 feet along said centerline to a point; thence N07°10'11"E, 70.38 feet along said centerline to a point; thence N20°05'21"E, 147.10 feet along said centerline to a point; thence N18°26'08"W, 64.75 feet along said centerline to a point; thence N58°43'15"W, 57.91 feet along said centerline to the **POINT OF TERMINUS**, said point lying on the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, and being N69°15'59"E, 1404.87 feet, from the southwest corner of said Section 7.

**Exhibit B**

Township 54 North, Range 80 West, 6<sup>th</sup> P.M.

Section 12: S1/2SE1/4

Section 13: NE1/4SE1/4, SE1/4NE1/4, N1/2NE1/4

Township 54 North, Range 79 West, 6<sup>th</sup> P.M.

Section 7: Lot 4

Section 18: Lots 1 and 2