

Easement

Bruce R. Yates and Lanora L. Yates, husband and wife, as tenants by entirety, ("Grantor"), grant and convey, without warranty of any kind, to Sheri D. Tietjen, as Trustee of the Sheri D. Tietjen Revocable Trust dated October 2, 1996, as amended, ("Grantee"), whose address is P.O. Box 208, Clearmont, Wyoming 82835, a non-exclusive, perpetual easement over and across the property described on attached EXHIBIT A for the access to the property described on Exhibit B.

This easement is subjected to the following conditions:

1. The easement may be used for agricultural and hunting purposes only. The easement may be used only by the 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 6th day of October, 2006.

Bruce R. Yates
Bruce R. Yates

Lanora L. Yates
Lanora L. Yates

STATE OF Wyoming)
) ss.
COUNTY OF Sheridan)

This foregoing instrument was acknowledged before me this 6th day of October, 2006, by Bruce R. Yates and Lanora L. Yates, tenants by entirety.
WITNESS my hand and official seal.

Sandra G. Kerr
Notary Public

My Commission expires: March 1, 2008



STATE OF Wyoming)
) ss.
COUNTY OF Sheridan)

This foregoing instrument was acknowledged before me this 11th day of October, 2006, by Sheri D. Tietjen, as trustee of the Sheri D. Tietjen Revocable Trust dated October 2, 1996.
WITNESS my hand and official seal.

Lindsey Hamilton
Notary Public

My Commission expires: 10-18-06



EXHIBIT A**LEGAL DESCRIPTION****RE: TIETJEN ACCESS EASEMENT**

An access easement twenty (20) feet wide being ten (10) feet each side of an existing road centerline situated in Lot 4 (SW¼SW¼) of Section 7, Township 54 North, Range 79 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 7; thence N69°15'59"E, 1404.87 feet; to the **POINT OF BEGINNING** of said easement on a north south fence line, said point being on the east line of the said Lot 4; thence along said existing road centerline N55°07'43"W, 29.05 feet to a point; thence along said existing road centerline N36°39'59"W, 50.05 feet to a point; thence along said existing road centerline N33°48'49"W, 70.76 feet to a point; thence along said existing road centerline N34°55'49"W, 226.52 feet to a point; thence along said existing road centerline N31°25'55"W, 183.41 feet to a point; thence along said existing road centerline N50°38'32"W, 109.01 feet to a point; thence along said existing road centerline N70°03'28"W, 23.95 feet to a point; thence along said existing road centerline N77°22'33"W, 43.96 feet to a point; thence along said existing road centerline N79°24'06"W, 242.64 feet to a point; thence along said existing road centerline N75°19'47"W, 53.81 feet to a point; thence along said existing road centerline N68°58'03"W, 56.06 feet to a point; thence along said existing road centerline N64°57'21"W, 103.87 feet to a point; thence along said existing road centerline N70°12'34"W, 172.45 feet to a point; thence along said existing road centerline N61°09'45"W, 50.23 feet to a point; thence along said existing road centerline N52°03'29"W, 45.39 feet to a point; thence along said existing road centerline N47°53'22"W, 93.61 feet to the **POINT OF TERMINUS**, said point lying on the North line of the said Lot 4 and being S01°23'31"E, 4010.08 feet from the northwest corner of said Section 7.

Basis of Bearings is Wyoming State Plane (East Central Zone).

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Exhibit "B"

Township 54 North, Range 79 West, 6th P.M.

- Section 3: Lot 4, SW1/4NW1/4, All those parts of the NE1/4NE1/4 (Lot 1), NW1/4NE1/4 (Lot 2) and SW1/4NE1/4 of Section 3, Township 54 North, Range 79 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows, to-wit:
Beginning at a point of intersection of the Southeasterly right-of-way line of the CB&Q Railroad with the North line of said Section 3 and which said point is 684.5 feet West of the Northeast corner of said Section 3, thence West along the North line of said Section to the North quarter corner thereof, thence South to the Southwest corner of NW1/4NE1/4 (Lot 2) of said Section 3, thence S. 54° 24' E. a distance of 947.6 feet to the Southeasterly right-of-way line of the CB&Q Railroad, thence N. 34° 20' E. along said right-of-way line to the point of beginning.
- Section 4: Lots 1, 2, 3, 4, S1/2N1/2
- Section 5: Lots 1, 2, 3, S1/2N1/2, S1/2
- Section 6: Lots 5, 6, 7, S1/2NE1/4, SE1/4, SE1/4NW1/4, E1/2SW1/4
- Section 7: Lots 1, 2, 3, E1/2, E1/2NW1/4, NE1/4SW1/4, SE1/4SW1/4
- Section 8: All
- Section 17: All

Township 54 North, Range 80 West, 6th P.M.

- Section 1: S1/2S1/2, NE1/4SE1/4, SE1/4NE1/4
- Section 12: NE1/4, N1/2NW1/4, SE1/4NW1/4, N1/2SE1/4

Township 55 North, Range 79 West, 6th P.M.

- Section 21: W1/2NE1/4, SE1/4NE1/4, E1/2W1/2, SE1/4
- Section 22: S1/2NW1/4, SW1/4, SW1/4SE1/4
- Section 26: W1/2SW1/4
- Section 27: SW1/4NE1/4, W1/2, SE1/4
- Section 28: NE1/4, E1/2NW1/4
- Section 32: N1/2SW1/4, SE1/4SW1/4, SE1/4
- Section 33: SW1/4, S1/2NW1/4, SW1/4NE1/4, W1/2SE1/4, SE1/4SE1/4
- Section 34: NE1/4NE1/4, SW1/4NE1/4, W1/2
- Section 35: NW1/4NW1/4,

A tract of land described as follows:

NE1/4NW1/4, SW1/4NW1/4 and all those portions of the SE1/4NW1/4, NW1/4SW1/4 and SW1/4SW1/4 lying North and West of the Southeasterly right-of-way line of the CB&Q Railroad in Section 35; the SE1/4NE1/4, NE1/4SE1/4, and W1/2SE1/4 and all that part of the SE1/4SE1/4 lying North and West of the Southeasterly right-of-way line of the CB&Q Railroad in Section 34, Township 55 North, Range 79 West of the Sixth Principal Meridian, County of Sheridan, State of Wyoming.