



ACCESS EASEMENT

THIS AGREEMENT, entered into this 11 day of Dec., 2012, between **Clarence W. Terry and Peggy Ann Terry, Co-Trustees of the Declaration of Trust dated February 27, 1990** (for the benefit of those identified in that certain Quitclaim Deed recorded September 18, 1991, Book 344 of Deeds, Page 306), whose address is PO Box 88, Ranchester, WY 82839 (hereinafter, "Grantor"), and the **SUNRISE RANCH, INC., a Wyoming corporation**, whose address is PO Box 700, Ranchester, Wyoming 82839 (hereinafter "Grantee"). 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 Grantee a private 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:

See attached Exhibit "B"

3. GRANTOR'S RESERVATION OF RIGHTS

Grantor reserves the right to use the above-described easement for purposes consistent with Grantee's use of the rights hereby granted, and Grantor shall not

unreasonably obstruct the easement or otherwise interfere with Grantee's rights to use the easement.

GRANTOR

Clarence W. Terry
Clarence W. Terry, Trustee

Peggy Ann Terry
Peggy Ann Terry, Trustee

SUNRISE RANCH, INC.

By: Michael R. Groshart
Michael R. Groshart, Vice President

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Clarence W. Terry and Peggy Ann Terry, as Trustees of the Declaration of Trust Dated February 27, 1990, this 11th day of December, 2012.

Witness my hand and official seal.

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

My Commission Expires March 30, 2014





State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Michael R. Groshart,
as Vice President of Sunrise Ranch, Inc., this 11 day of December, 2012.

Witness my hand and official seal.

Diane L. Cherni

Signature of Notarial Officer

Title: Notary Public

My Commission Expires March 30, 2014



EXHIBIT "A"

Record Owners: Clarence W. And Peggy Ann Terry

Re: Forty (40) foot wide access easement

An access easement forty (40) foot wide twenty (20) feet each side of the centerline of an existing gravel road, situated in the SE¼SE¼ of Section 7, the NW¼NW¼ of Section 17 and the NE¼NE¼ of Section 18, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, as shown as **EASEMENT NO.1** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 17 (monumented with an aluminum cap per PLS 6594); thence N22°50'28"E, 1447.11 feet to the **POINT OF BEGINNING** of said easement, said point lying on the south line of said NW¼NW¼ of Section 17; thence N06°33'15"W, 50.88 feet along said centerline to a point; thence N14°50'19"W, 107.66 feet along said centerline to a point; thence N28°42'22"W, 163.95 feet along said centerline to a point; thence N34°33'18"W, 151.23 feet along said centerline to a point; thence N13°34'31"W, 76.81 feet along said centerline to a point; thence N06°23'56"E, 110.56 feet along said centerline to a point; thence N00°33'54"W, 95.99 feet along said centerline to a point; thence N22°20'18"W, 105.98 feet along said centerline to a point; thence N38°53'05"W, 126.27 feet along said centerline to a point; thence N55°08'36"W, 95.29 feet along said centerline to a point; thence N78°59'40"W, 112.13 feet along said centerline to a point; thence S86°11'50"W, 109.46 feet along said centerline to a point; thence N88°15'56"W, 203.40 feet along said centerline to a point; thence N78°20'55"W, 121.94 feet along said centerline to a point; thence N52°19'43"W, 99.63 feet along said centerline to a point; thence N37°16'14"W, 259.82 feet along said centerline to a point; thence N41°57'48"W, 362.11 feet along said centerline to a point; thence N52°57'46"W, 76.22 feet along said centerline to a point; thence N76°14'23"W, 323.42 feet along said centerline to a point; thence N66°45'07"W, 89.03 feet along said centerline to a point lying on the west line of said SE¼SE¼ of Section 7, said point being the **POINT OF TERMINUS** of said easement, and being N74°11'23"E, 1410.27 feet from the south quarter corner of said Section 7 (monumented with a brass cap per PLS 2615).

LENGTH=2841.77feet-172.23Rods more or less.

An access easement forty (40) foot wide twenty (20) feet each side of the centerline of an existing gravel road, situated in the Lot 3 of Section 7, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, as shown as **EASEMENT NO.2** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 7 (monumented with a brass cap per PE&LS 537); thence S59°34'20"E, 1496.63 feet to the **POINT OF BEGINNING** of said easement, said point lying on the east line of said Lot 3; thence N30°53'55"W, 42.66 feet along said centerline to a point; thence N38°22'40"W, 114.10 feet along said centerline to a point; thence N15°53'40"W, 111.08 feet along said centerline to a point; thence N44°22'42"W, 152.49 feet along said centerline to a point; thence N39°05'20"W, 246.75 feet along said centerline to a point; thence N38°47'54"W, 128.53 feet along said centerline to a point; thence N47°18'05"W, 154.33 feet along said centerline to a point; thence N38°48'14"W, 34.87 feet to a point lying on the west line of said Lot, said point being the **POINT OF TERMINUS** of said easement, and being N89°23'00"E, 689.33 feet from said west quarter corner of Section 7.

LENGTH=984.80feet-59.68Rods more or less.

TOTAL LENGTH=3826.57 feet-231.91 Rods, more or less.

Lengthening or shortening the side line of said easements to intersect the boundary line of the grantor.

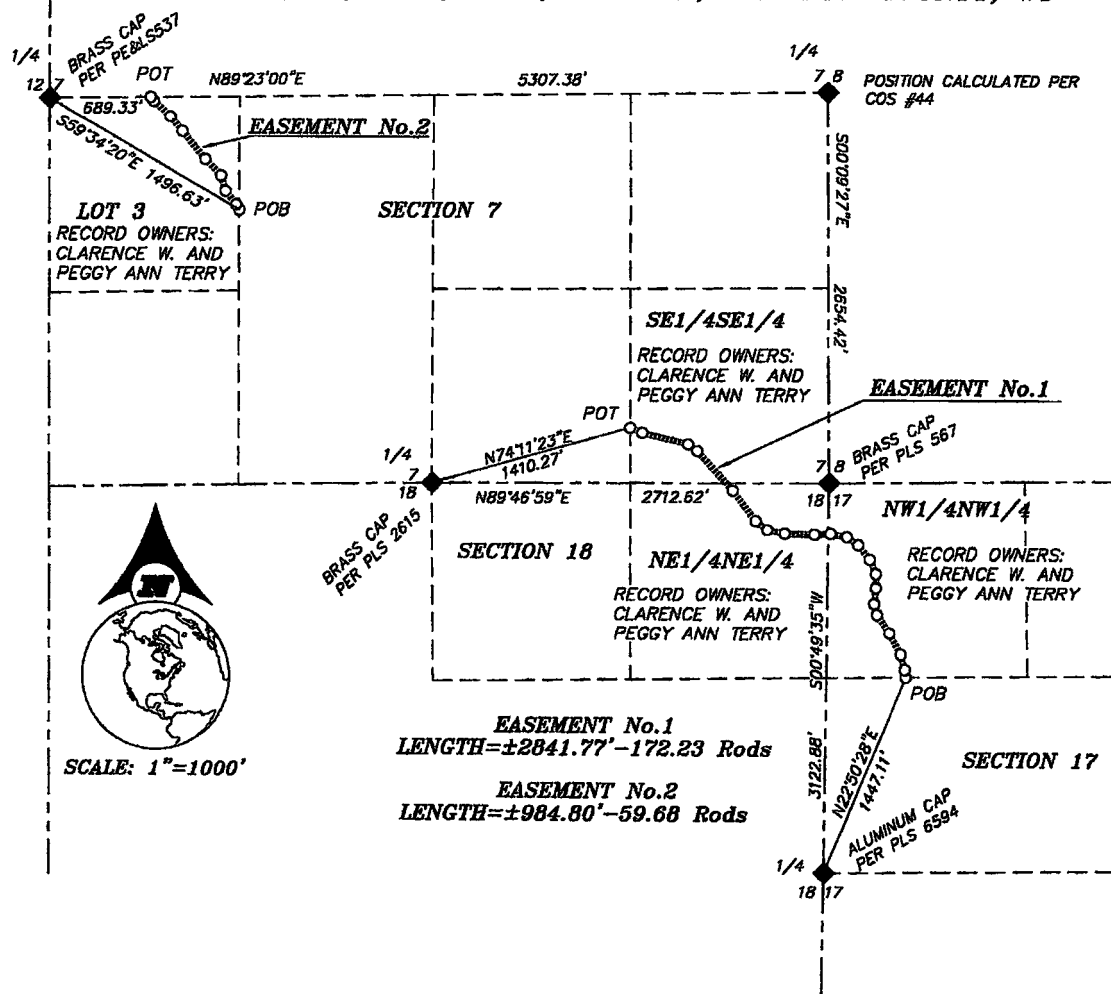
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone. Distances are adjusted to surface by the combined adjustment factor of 1.00024.

H:\WP\LD\T57N\2012\2012-061 No.1.rtf



EXHIBIT "B"

SECTIONS 7, 17, 18, T57N, R85W, 6TH P.M., SHERIDAN COUNTY, WY



BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE ADJUSTED TO SURFACE BY THE COMBINED SCALE FACTOR OF 1.00024.

NOTE: EASEMENT FOLLOWS AN EXISTING DIRT AND GRAVEL ROAD. FOR COURSES AND DISTANCES ALONG THE EASEMENT CENTERLINES SEE EXHIBIT "A".

LEGEND

- ◆ FOUND MONUMENT
- ◇ POSITION PER COS #40
- POB, POT, PI EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE
- CENTERLINE OF 40' WIDE ACCESS EASEMENT
- ROW OF EASEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINUS
- COS #44 CERTIFICATE OF SURVEY #44 FILED AT THE COUNTY COURT HOUSE

I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE, BASED ON MY KNOWLEDGE AND INFORMATION, THAT THIS EXHIBIT "B" IS A VALID REPRESENTATION OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

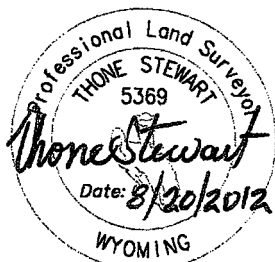


EXHIBIT "B"

CLIENT: SUNRISE RANCH, INC
RECORD OWNERS: CLARENCE W. AND PEGGY ANN TERRY
LOCATION: SECTION 7, 17 AND 18, T57N, R85W, 6TH P.M.
SHERIDAN COUNTY, WYOMING



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 2012-081
DF: 2012/2012-0610
TGO: 2012-081
AUGUST, 2012



Exhibit C

TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M.
Sheridan County, Wyoming

Section 6: Lot 7
Section 7: Lots 1 and 2, E $\frac{1}{2}$ W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$

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

Section 1: Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 2: Lot 1, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
Section 11: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 12: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$

LESS AND EXCEPTING from the above described land those portions conveyed to The State Highway Commission of Wyoming by Warranty Deeds recorded January 7, 1981 in Book 254 of Deeds, Pages 5 and 7.

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

Section 23: NE $\frac{1}{4}$, excepting therefrom a tract lying South of the Dayton-Ranchester County Road, and also excepting the Southwest diagonal half of the South 50 feet of the West 50 feet therefrom.

W $\frac{1}{2}$ SE $\frac{1}{4}$, excepting therefrom the West 50 feet of that portion lying North of the Dayton-Ranchester County Road.

A tract of land situate in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, described as follows: Commencing at the NE Corner of the NW $\frac{1}{4}$ of said Section 23 and running thence South 50 feet to a point, thence Northwest to a point on the North line of said Section, 50 feet West of said NE Corner of the NW $\frac{1}{4}$ thence East 50 feet to the point of beginning.

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 34: E $\frac{1}{2}$ E $\frac{1}{2}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 34: E $\frac{1}{2}$ NW $\frac{1}{4}$, Excepting therefrom the 25.1 acres described in Deed dated April 10, 1984, which Deed is recorded in Book 286 of Deeds at page 381 in the Office of the County Clerk of Sheridan County, Wyoming.

Section 35: NW $\frac{1}{4}$ NW $\frac{1}{4}$