

ACCESS EASEMENT

The **Randall Family Ranch, LLC**, a Wyoming limited liability company, whose member is Deborah Ann Saunders, (the "Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to **Walter R. Baker and Patricia Ann Baker**, husband and wife, (the "Grantees") a non-exclusive access easement (hereinafter "Easement") over and across that route more particularly described as that Twenty Foot (20') wide easement route described on **Exhibit A**, Sheridan County, Wyoming, incorporated herein by reference (herein the "Easement Route").

Grant of Easement For Benefit of Adjacent Lands. Grantor grants this easement over and across said Easement Route to and for the benefit of all of the lands adjacent to the Easement Route owned or controlled by Grantees, as shown on **Exhibit B**, together with all improvements thereon (herein the "**Benefitted Parcel**"), for the Grantees and its guests and invitees.

Intent and Purpose of Easement. Grantor's intent and purpose in granting this Easement is to provide, of record, the non-exclusive, reciprocal and private right of ingress and egress, and the right to repair, replace and maintain utilities, across the Easement Route to and for the Benefitted Parcel.

Neither Grantor nor her successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this Easement. Maintenance and repair obligations for the Easement Route shall be voluntary and not mandatory; however, anyone disturbing the surface of the Easement Route shall reclaim the same to its condition before the disturbance.

IN WITNESS WHEREOF, this instrument is executed and made Effective as of March 19, 2024.

Randall Family Ranch, LLC

Deborah Ann Saunders

**By: Deborah Ann Saunders
Its Member**

ACKNOWLEDGMENT

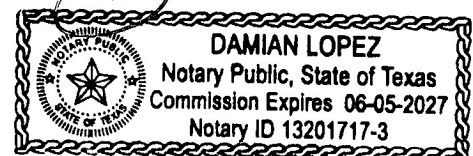
STATE OF Texas)
COUNTY OF Harris)ss.

This instrument was acknowledged before me by Deborah Ann Saunders on the 19th day of March, 2024.

WITNESS my hand and official seal.

Damian Lopez
Signature of Notarial Officer

My commission expires: 06-05-2027





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FEES: \$21.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

Access Easement Route

The Randall Family Ranch, LLC, to Walter and Patricia Baker

Centerline Description for Driveway Access Easement Across Randall Family Ranch Property in Sheridan County, Wyoming from the Centerline of Ash Creek Road to the East Line of the Walter R. and Patricia Ann Baker Property.

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

This tract of land being 20 feet in width, lying 10 feet on each side of a centerline more particularly described as follows:

Beginning at a point of curvature which bears N 56°08'58" E a distance of 1,812.29 feet from the West $\frac{1}{4}$ Corner of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming; thence along a curve to the left, this curve having a Radius of 469.39 feet, a Central Angle of 22°06'34", an Arc Length of 181.13 feet and a Chord Bearing of S 74°19'24" W for a distance of 180.01 feet to the point of terminus for this centerline.

The point of terminus bears N 54°11'25" E a distance of 1,642.23 feet from said West $\frac{1}{4}$ Corner of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming, said point of terminus lies on the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24, Township 58 North, Range 85 West

The East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24 is the East line of the Walter R. and Patricia Ann Baker property at the time this description was generated.

Basis of bearing for this description is the Wyoming Coordinate System, NAD 1983, East Central Zone.



MONTANA
WYOMING

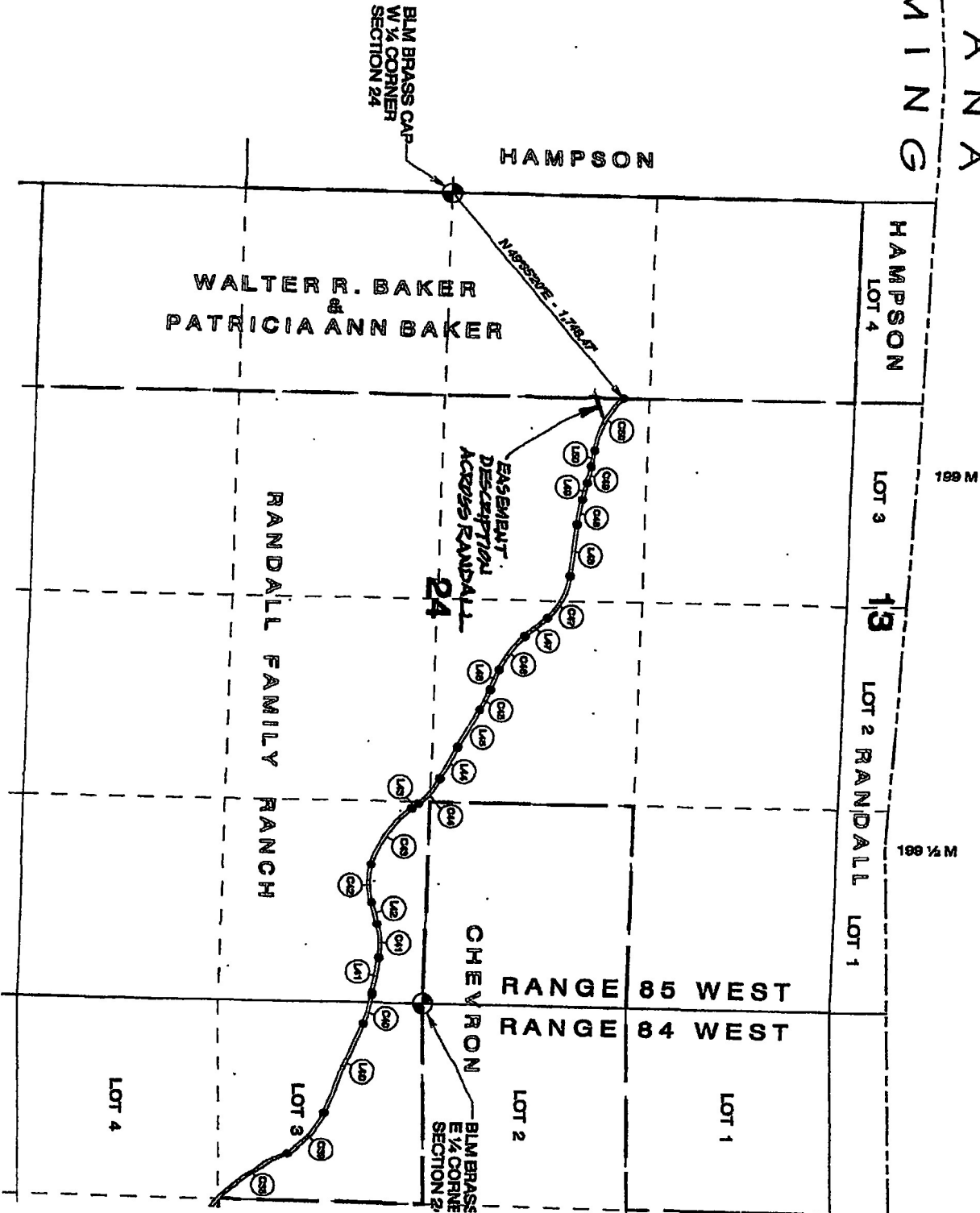


Exhibit B

405+/- acre parcel:

Township 58 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 14: A tract of land being a portion of Lot 1, Section 14 and a portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, all in Township 58 North, Range 85 West, Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at Mile post No. 198- $\frac{1}{2}$ on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary S 86° 12' W a distance of 463.22 feet; thence leaving the Wyoming-Montana Boundary, South a distance of 552.27 feet; thence S 0° 03' W a distance of 768.9 feet; thence N 89° 18' 30" E a distance of 330.0 feet; thence S 58° 39' 10" E a distance of 352.8 feet to an existing fence; thence following an existing fence for the following courses and distances; N 35° 43' 20" A distance of 179.25 feet; thence N 45° 58' W a distance of 446.3 feet; thence N 4° 34' 20" W a distance of 187.36 feet; thence N 7° 37' 25" W a distance of 285.77 feet; thence N 24° 45' 40" E a distance of 657.75 feet to a point on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary N 87° 15' W a distance of 175.05 feet to the point of beginning.

AND

Lot 2 and 3, EXCEPTING THEREFROM that certain parcel of land conveyed to Herbert H. Morgan in a Warranty Deed recorded April 30, 1987, in Book 310 of Deeds at Page 414.

Section 23: NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

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

AND,

160 +/- acre parcel:

Township 58 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming:

Section 24: W1/2W1/2

NO. 2024-790997 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801