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2026-806330 3/30/2026 11:32 AM PAGE: 1 OF 14
FEES: \$51.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PRIVATE ROAD EASEMENT AGREEMENT

This Private Road and Utility Easement Agreement (“Agreement”) is made by and among:

Grantors:

Cynthia R. Hoover, as Trustee for the Cynthia R. Hoover Trust, dated March 26, 2015, (Parcels A and B), Larry G. Hoover, as governing Co-Trustee for the Geraldine T. Hoover Family Trust, dated September 10, 1990, and as the Sole Trustee for the Larry G. Hoover Family Trust, dated September 10, 1990, (Parcel C), Mary F. Pearce and Douglas N. Pearce, as Co-Trustee for the Warren N. Pearce Family Trust, dated August 1, 1989, (Parcel E), and Pearce Ranch LLC (Parcel F);

and

Grantees:

Cynthia R. Hoover, as Trustee for the Cynthia R. Hoover Trust, dated March 26, 2015, (Parcels A and B), Larry G. Hoover, as governing Co-Trustee for the Geraldine T. Hoover Family Trust, dated September 10, 1990, and as the Sole Trustee for the Larry G. Hoover Family Trust, dated September 10, 1990, (Parcel C), Patrick S. Pearce (Parcel D), Mary F. Pearce and Douglas N. Pearce, as Co-Trustee for the Warren N. Pearce Family Trust, dated August 1, 1989, (Parcel E), and Pearce Ranch LLC (Parcel F).

RECITALS:

1. Grantors and Grantees are the owners in fee simple of real property legally described in Exhibit A. The parties share common use of a private roadway, which use the parties desire to formalize pursuant to this Agreement.
2. Grantors wish to grant, and Grantees wish to receive a non-exclusive ingress, egress, and utilities easement over, on and across the portion of Grantors’ property hereinafter referred to as the “Easement Area.” (A legal description and a depiction of the Easement Area is set forth and incorporated by Exhibits B.)

NOW THEREFORE, in consideration of the mutual terms and covenants herein, along with other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the parties further agree as follows:

1. INTENT AND PURPOSE. The intent and purpose of this Agreement is to perpetually burden the Easement Area and grant the associated benefits and rights to the full extent described below.

2. GRANT OF EASEMENT. Grantors hereby grant Grantees for their benefit and the benefit of future owners of Grantees' properties a permanent and perpetual non-exclusive ingress, egress, and utilities easement over, under, on and across the entire Easement Area of Grantors' properties necessary and proper for all permitted uses by Grantees. The permitted uses granted to Grantees and future owners Grantees' properties, which are in fact their intended uses of the Easement Area, shall be limited to use for access, utilities, and maintenance and any other reasonably necessary activities associated with lawful uses of Grantees' properties. This grant of easement shall not be construed to confer any public right or use of the Easement Area not expressly permitted herein.

Notwithstanding the foregoing grant, specific use of the Easement Area by the Grantees is hereby and shall be limited as follows:

- (a) Parcel A shall have no easement rights to use the roadway east of Parcel A's easternmost boundary.
- (b) Parcel B shall have no easement rights to use the roadway east of Parcel B's north easternmost boundary point.
- (c) Parcel C shall have no easement rights to use the roadway east of Parcel C's easternmost boundary which is contiguous with the roadway.
- (d) Parcel D shall have easement rights to use all the roadway.
- (e) Parcel E shall have no easement rights to use the roadway east of Parcel E's easternmost boundary.
- (f) Parcel F shall have easement rights to use all the roadway.

The foregoing is not intended to and shall not be construed to prohibit the property owners from using the roadway with the permission of the other owners. For example, the owner of Parcel E may use the roadway to visit the owner of Parcel D.

3. MAINTENANCE. All costs of maintaining, repairing, improving, or otherwise connected with the Easement Area shall be borne equitably among the Grantees, their successors, and their assigns. Specifically:

- (a) Parcels A, B, C, D, E and F shall share equally the costs of the roadway to the easternmost point of Parcel E's boundary, i.e., 1/6th each.
- (b) Parcels A, B, C, D and F shall share equally the costs of the roadway from the easternmost point of Parcel E's boundary to the easternmost boundary of Parcel A, i.e., 1/5th each.
- (c) Parcels B, C, D, and F shall share equally the costs of the roadway from the easternmost point of Parcel A's boundary to the north easternmost point Parcel B, i.e., 1/4th each.



- (d) Parcels C, D, and F shall share equally the costs of the roadway from the north easternmost point of Parcel B to the easternmost point of Parcel C's boundary contiguous with the road, i.e., 1/3rd each.

The foregoing allocation is intended to and shall always be construed to equitably allocate the costs of the private roadway. However, if any party damages the Easement Area, that party shall be solely responsible for the costs of repairing the Easement Area to at least its condition prior to damaging it. All of these costs shall be due and payable at the time of such work, and, if not paid within thirty (30) days of written notification being mailed to the physical address, or such other address previously agreed by the respective parties, shall become a lien on title to applicable delinquent Grantee's parcel with interest accruing thereon at the rate of 12% per year.

If the roadway is in need of emergency repair and a majority of the Grantees cannot be reached, the other Grantee(s) may have emergency work done to the roadway up to the total cost of five thousand (\$5,000.00) dollars without the prior consent of the other Grantee(s). Any non-emergency work (i.e., standard care) done to roadway shall be agreed upon, in writing, by no less than a majority of the Grantees prior to the work being done. In the event of a tie vote for non-emergency work, the Grantees in favor of the work may proceed with the work but at their own expense.

Construction, use and maintenance of any gate across the Easement Area shall be limited to the entrance at Wolf Creek Road, if such a gate is unanimously agreed to, in writing, by all owners of Parcels with rights to the Easement Area at the time any such gate is constructed, the costs of which shall be shared equally. This limitation, however, shall in no way limit the owner of any Parcel from construction, use, and maintenance of gates on private driveways outside the Easement Area. All the foregoing rules shall also equitably apply to any current or future use of utilities within the Easement Area.

4. **SAVINGS CLAUSE.** To the extent, if any, that the roadway in existence as of the date of this Agreement lies outside the Easement Area defined herein or in the forementioned unrecorded Declaration of Easement, the Easement Area is hereby redefined to 20' on both sides of the center of the roadway in any such locations.

5. **RUNNING OF BENEFITS AND BURDENS.** The provisions of this Agreement, including the benefits and burdens, shall be construed to run with the land and be binding upon and inure to the benefit and or burden of the parties, their heirs, assigns, licensees, invitees, successors, tenants, employees, personal representatives, and legal representatives.

6. **INDEMNITY.** Grantees hereby agree to indemnify and hold Grantors harmless from and against any and all losses, claims, damages, liabilities and obligations of any kind and description, including any reasonable attorney fees, incurred by Grantors arising out of Grantees' (or their heirs', assigns', licensees', invitees', successors', tenants', employees', personal representatives', and legal representatives') use of the Easement Area. Under no circumstances,

however, shall such indemnification obligations prohibit Grantee(s) from seeking contribution from Grantor(s) for acts or omissions constituting intentional or negligent acts of Grantor(s).

7. ATTORNEY'S FEES AND COSTS. In any action, proceeding, or arbitration between the parties to this Agreement arising out of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs from the non-prevailing party(ies), including on appeal. Any such action shall be brought in Sheridan County, Wyoming.

8. EXECUTION OF ANY AND ALL NECESSARY DOCUMENTS. The parties agree to execute all necessary documents to accomplish the intent and purpose of this Agreement.

IN WITNESS WHEREOF the parties have executed this Agreement this 30 day of March 2026

Parcel A:

By: Cynthia R Hoover
Cynthia R. Hoover, as Trustee

Parcel B:

By: Cynthia R Hoover
Cynthia R. Hoover, as Trustee

Parcel C:

By: Larry G Hoover
Larry G. Hoover, Co-Trustee

By: Larry G Hoover
Larry G. Hoover, Sole Trustee

Parcel D:

By: Patrick S Pearce
Patrick S. Pearce

Parcel E:

By: Mary F Pearce
Mary F. Pearce, Co-Trustee

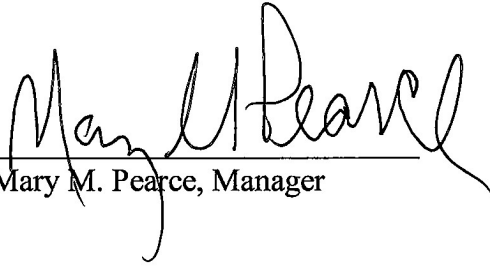
By: Douglas N Pearce
Douglas N. Pearce, Co-Trustee

Parcel F:



2026-806330 3/30/2026 11:32 AM PAGE: 5 OF 14
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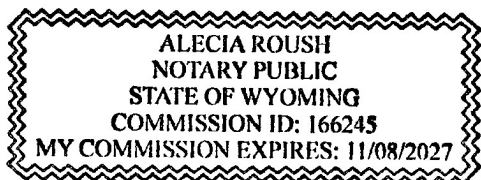
By:


Mary M. Pearce, Manager

STATE OF WYOMING)
) ss:
COUNTY OF SHERIDAN)

I certify that I know or have satisfactory evidence that Cynthia R. Hoover is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as the Trustee of the Cynthia R. Hoover Trust dated March 26, 2015, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED THIS 17th day of October 2025.

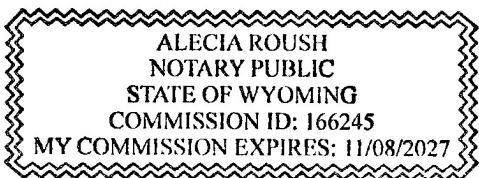


Alecia Roush
Notary Public in and for the state of Wyoming
Residing at: CUL - 247 Coffeen Ave, Sheridan, WY 82801
My commission expires: 11/08/2027

STATE OF WYOMING)
) ss:
COUNTY OF SHERIDAN)

I certify that I know or have satisfactory evidence that that Larry G. Hoover is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as the governing Co-Trustee of the Geraldine T. Hoover Family Trust dated September 10, 1990, and as the Trustee of the Larry G. Hoover Family Trust dated September 10, 1990, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

DATED THIS 17th day of October 2025.



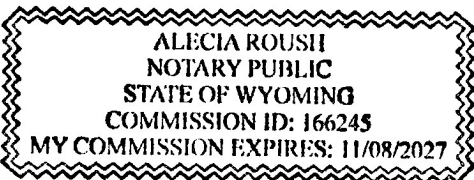
Alecia Roush
Notary Public in and for the state of Wyoming
Residing at: CUL - 247 Coffeen Ave, Sheridan, WY 82801
My commission expires: 11/08/2027



STATE OF WYOMING)
) ss:
COUNTY OF SHERIDAN)

I certify that I know or have satisfactory evidence that Patrick S. Pearce is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he executed the instrument as his free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED THIS 25th day of February 2026

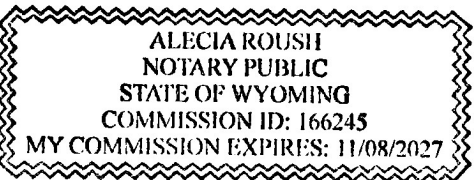


Alecia Roush
Notary Public in and for the state of Wyoming
Residing at: CUL - 247 Coffeen Ave, Sheridan WY 82801
My commission expires: 11/08/2027

STATE OF WYOMING)
) ss:
COUNTY OF SHERIDAN)

I certify that I know or have satisfactory evidence that Mary F. Pearce is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as a Co-Trustee for the Warren N. Pearce Family Trust, dated August 1, 1989, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED THIS 11th day of February 2026.



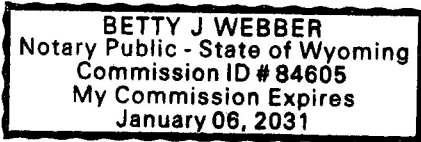
Alecia Roush
Notary Public in and for the state of Wyoming
Residing at: CUL - Sheridan, WY 82801
My commission expires: 11/08/2027



STATE OF WYOMING)
)
COUNTY OF Park) ss:

I certify that I know or have satisfactory evidence that Douglas N. Pearce is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as a successor Co-Trustee for the Warren N. Pearce Family Trust, dated August 1, 1989, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED THIS 17 day of February 2025. 2026

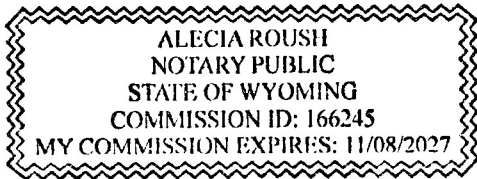


Betty J Webber
Notary Public in and for the state of Wyoming
Residing at: Power WY
My commission expires: 1-6-2031

STATE OF WYOMING)
)
COUNTY OF SHERIDAN) ss:

I certify that I know or have satisfactory evidence that Mary M. Pearce is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as the Manager of Pearce Ranch LLC, a Wyoming limited liability company pursuant to the provisions of the Operating Agreement of said company, and acknowledged it to be the free and voluntary act of said Company for the uses and purposes mentioned in said instrument.

DATED THIS 11th day of February 2026.



Alecia Roush
Notary Public in and for the state of Wyoming
Residing at: 111-247 Coffeen Ave, Sheridan, WY 82801
My commission expires: 11/08/2027



EXHIBIT A
(Legal Descriptions)

Parcel A:

A tract of land in the E½SE¼ of Section 25, Township 57 North, Range 86 West of the 6th Principal Meridian, Sheridan County, Wyoming, described as follows:

BEGINNING AT A POINT on the westerly line of said E½SE¼ of Section 25;
Thence along said westerly line S1°09'05"E, 1016.08 feet;
Thence leaving said westerly line, S63°46'37"E, 89.24 feet;
Thence N4°24'54"W, 399.41 feet;
Thence N86°16'12"E, 451.20 feet to the westerly line of an existing access road;
Thence along the westerly line of said access road the following courses:
N29°08'42"W, 198.77 feet;
Thence N39°28'39"W, 533.52 feet;
Thence N63°13'20"W, 93.96 feet to the POINT OF BEGINNING.

Parcel B:

A tract of land located in the E½SE¼ of Section 25, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the southeast corner of said Section 25; thence N11°05'34W, 1,062.08 feet; thence N2°59'43"W, 643.91 feet to the centerline of a road easement; thence along said centerline the following courses: S76°14'44"W, 293.73 feet; thence N75°41'03"W, 230.83 feet; thence N52°13'55"W, 92.96 feet; thence leaving said road centerline S86°16'11"W, 22.53 feet to the southerly line of a 5 acre tract; thence along the southerly line of said 5 acre tract the following courses: S86°16'11æW, 451.20 feet; thence S4°24'54"E, 399.41 feet; thence N63°46'38"W, 50.16 feet to the westerly line of said E½SE¼ of Section 25; thence leaving said 5 acre tract boundary along said westerly line, S0°57'59æE, 1,328.59 feet to the southwest corner of said E½SE¼ of Section 25; thence along the southerly line of said E½SE¼ of Section 25, S88°25'27"E, 1,288.80 feet to the point of beginning.



Parcel C:

That portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 30, Township 57 North, Range 85 West; and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 25, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, lying south of the following described line: Beginning at a point on the center line of the Wolf Creek County Road, said point being North 29°24'59" West, 2779.65 feet from the southeast corner of said Section 25; thence along the centerline of an access road South 63°13'02" East, 108.77 feet to a point, thence along said center line South 39°28'39" East, 539.53 feet to a point; thence along said center line South 29°08'42" East, 209.43 feet to a point; thence along said centerline South 52°15'55" East, 93.84 feet to a point; thence along said centerline South 75°41'03" East, 230.83 feet to a point; thence along said centerline North 76°14'44" East, 367.59 feet to a point; thence along said centerline North 85°37'53" East, 376.52 feet to a point; thence along said centerline South 88°34'01" East, 470.14 feet to a point; thence leaving said centerline South 01°52'12" West, 400.52 feet to a point; thence South 33°24'16" West, 61.33 feet to a point thence South 66°36'07" East, 378.46 feet to a point; thence North 68°18'54" East, 98.97 feet to a point; thence North 83°34'53" East, 249.72 feet more or less to a fence corner on the approximate east line of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, said point being North 47°04'42" East, 1799.62 feet from the southwest corner of said Section 30.

EXCEPTING THEREFROM that certain parcel conveyed to Cynthia R. Hoover in Quitclaim Deed, Recorded September 6, 2005, in Book 467, Page 129.

AND

EXCEPTING THEREFROM that certain parcel conveyed to Cynthia R. Hoover in Deed, Recorded September 6, 2005, in Book 467, Page 131.

Parcel D:

A tract of land situated in the $W\frac{1}{2}SW\frac{1}{4}$ of Section 30, Township 57 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the west quarter corner of said Section 30; thence $S36^{\circ}47'58''E$, 1128.66 feet the POINT OF BEGINNING of said tract, said point lying on the southerly line of a tract of land described in Book 290 of Deeds, Page 40; thence $S88^{\circ}51'06''E$, 108.83 feet to a point; thence $S58^{\circ}38'12''E$, 114.82 feet to a point; thence $S82^{\circ}11'24''E$, 227.26 feet to a point; thence $S27^{\circ}15'17''E$, 434.98 feet to a point, said point lying on the easterly line of a tract of land described in Book 327, Page 332; thence $S09^{\circ}49'32''E$, 58.04 feet along said easterly line described in Book 327, Page 332 to a point, said point being the southeast corner of said tract described in Book 290 of Deeds, Page 40; thence $S83^{\circ}31'53''W$, 249.72 feet along the southerly line of said tract described in Book 327, Page 332 to a point; thence $S68^{\circ}16'44''W$, 99.09 feet along said southerly line described in Book 327, Page 332 to a point; thence $N66^{\circ}39'05''W$, 378.47 feet along said southerly line described in Book 327, Page 332 to a point, said point being the southwest corner of said tract described in Book 327 of Deeds, Page 332; thence $N33^{\circ}27'21''E$, 61.36 feet along the westerly line of said tract described in Book 327, Page 332 to a point; thence $N01^{\circ}49'12''E$, 400.52 feet along said westerly line described in Book 327, Page 332 to the POINT OF BEGINNING of said tract.

Said excepted tract contains 6.28 acres of land, more or less.

RESERVING UNTO GRANTORS, an access easement twenty (20) feet wide being a strip of land situated in the $NW\frac{1}{4}SW\frac{1}{4}$ of Section 30, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; the southerly line of said strip being more particularly described as follows:

Commencing at the west quarter corner of said Section 30; thence $S36^{\circ}47'58''E$, 1128.66 feet the POINT OF BEGINNING of said easement, said point lying on the west line of a tract of land described in Book 327 of Deeds, Page 332; thence $S88^{\circ}51'06''E$, 108.83 feet to a point; thence $S58^{\circ}38'12''E$, 114.82 feet to a point; thence $S82^{\circ}11'24''E$, 73.26 feet to the POINT OF TERMINUS of said easement, said point being $S44^{\circ}24'10''E$, 1365.62 feet from said west quarter corner.



Parcel E:

House and 5.66 acres:

A tract of land situated in the N¹/₂SE¹/₄ of Section 25, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 25; thence N89°46'11"W, 864.88 feet along the north line of the NE¹/₄SE¹/₄ of said Section 25 to the POINT OF BEGINNING of said tract; thence S04°20'31"E, 234.84 feet to a point; thence S04°49'06"W, 543.47 feet to a point, said point lying on the southerly line of a tract of land described in Book 290 of Deeds, Page 40; thence N29°11'42"W, 68.98 feet along said southerly line described in Book 290 of Deeds, Page 40 to a point; thence N39°31'39"W, 539.53 feet along said southerly line described in Book 290 of Deeds, Page 40 to a point; thence N63°16'02"W, 65.49 feet along said southerly line described in Book 290 of Deeds, Page 40 to a point, said point lying on the west line of said NE¹/₄SE¹/₄ and being the southwest corner of said tract described in Book 290 of Deeds, Page 40; thence N00°57'42"W, 271.80 feet along the west line of said NE¹/₄SE¹/₄ to a point, said point being the northwest corner of said NE¹/₄SE¹/₄; thence S89°46'11"E, 467.96 feet along the north line of said NE¹/₄SE¹/₄ to the POINT OF BEGINNING of said tract.

Said excepted tract contains 5.46 acres of land, more or less.

Also, all that part of the N¹/₂SE¹/₄ of Section 25, Township 57 North, Range 86 West of the 6th P. M., Sheridan County, Wyoming lying East of the center line of the "Extension Wolf Creek Road, Keystone Ranch to Ranchester", also known as the "Wolf Creek Road" and as County Road No. 67, (meaning the center of the road top as it actually existed on December 16, 2004, and not necessarily the center of the road right-of-way) between the East-West Center line of said Section 25 and a point in the center of said road where said road turns toward the Southwest, said point being approximately 254.08 feet south of said East-West center line, said parcel being more particularly described as follows, to-wit:

A tract of land situated in the NW¹/₄SE¹/₄ of Section 25, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming; as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 25; thence N89°46'11"W, 1332.84 feet along the north line of the NE¹/₄SE¹/₄ of said Section 25 to the POINT OF BEGINNING of said tract, said point being the northeast corner of said NW¹/₄SE¹/₄; thence S00°57'42"E, 271.80 feet along the east line of said NW¹/₄SE¹/₄ to a point, said point being the southwest corner of a tract of land described in Book 290 of Deeds, Page 40; thence N63°16'02"W, 39.59 feet along the centerline of a forty (40) foot right-of-way easement described in Book 327 of Deeds, Page 322 to a point, said point lying on the centerline of the Wolf Creek Road, A.K.A. County Road No. 67; thence N00°23'17"W, 254.08 feet along said centerline of Wolf Creek Road, A.K.A. County Road No. 67 to a point, said point lying

on the north line of said NW¹/₄SE¹/₄; thence S89°46'11"E, 32.52 feet along said north line of the NW¹/₄SE¹/₄ to the POINT OF BEGINNING of said tract.

Said tract contains 0.20 acres of land, more or less.

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



Parcel F:

A tract of land lying in the W¹/₂SW¹/₄, Section 30, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said parcel described as follows:

Beginning at a fence corner on the approximate east line of said W¹/₂SW¹/₄, said point being N. 47°04'42" E., 1799.62 feet from the southwest corner of said Section 30; thence N. 09°46'32" W., 94.50 feet along a fence line (per Book 276 of Deeds, page 351); thence N. 06°27'46" E., 260.94 feet to a point; thence N. 40°45'45" W., 132.86 feet to a point; thence N. 85°58'13" W., 109.70 feet to a point; thence N. 08°18'44" E., 171.65 feet to a point; thence N. 78°58'41" W., 354.00 feet to a point; thence S. 83°28'08" W., 130.32 feet to a point; thence S. 02°12'39" W., 146.26 feet to a point; thence S. 01°52'12" W., 400.52 feet to a point; thence S. 33°24'16" W., 61.33 feet to a point; thence S. 66°36'07" E., 378.46 feet to a point; thence N. 68°18'54" E., 98.97 feet to a point; thence N. 83°34'53" E., 249.72 feet to the point of beginning.

EXCEPTING FROM THE TRACT FIRST DESCRIBED ABOVE AND RESERVING UNTO GRANTORS, a tract of land which contains 6.28 acres which is more particularly described as follows:

A tract of land situated in the W¹/₂SW¹/₄ of Section 30, Township 57 North, Range

85 West, 6th Principal Meridian, Sheridan County, Wyoming; as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the west quarter corner of said Section 30; thence S36°47'58"E, 1128.66 feet the POINT OF BEGINNING of said tract, said point lying on the southerly line of a tract of land described in Book 290 of Deeds, Page 40; thence S88°51'06"E, 108.83 feet to a point; thence S58°38'12"E, 114.82 feet to a point; thence S82°11'24"E, 227.26 feet to a point; thence S27°15'17"E, 434.98 feet to a point, said point lying on the easterly line of a tract of land described in Book 327, Page 332; thence S09°49'32"E, 58.04 feet along said easterly line described in Book 327, Page 332 to a point, said point being the southeast corner of said tract described in Book 290 of Deeds, Page 40; thence S83°31'53"W, 249.72 feet along the southerly line of said tract described in Book 327, Page 332 to a point; thence S68°16'44"W, 99.09 feet along said southerly line described in Book 327, Page 332 to a point; thence N66°39'05"W, 378.47 feet along said southerly line described in Book 327, Page 332 to a point, said point being the southwest corner of said tract described in Book 327 of Deeds, Page 332; thence N33°27'21"E, 61.36 feet along the westerly line of said tract described in Book 327, Page 332 to a point; thence N01°49'12"E, 400.52 feet along said westerly line described in Book 327, Page 332 to the POINT OF BEGINNING of said tract.

Said excepted tract contains 6.28 acres of land, more or less.

EXHIBIT B
(Legal Description of Easement Area)

A 40-foot wide access easement lying in the NE $\frac{1}{2}$ SE $\frac{1}{2}$ of Section 25, T. 57 N., R. 86 W., 6th P.M., and the NW $\frac{1}{2}$ SW $\frac{1}{2}$ of Section 30, T. 57 N., R. 85 ., 6th P.M., Sheridan County, Wyoming, the centerline described as follows:

Beginning at a point on the center line of the Wolf Creek County Road, said point being N.29°24'59" W., 2779.65 feet from the southeast corner of said Section 25; thence along the centerline of an access road S.63°13'02" E., 108.77 feet to a point; thence along said centerline S.39°28'39" E., 539.53 feet to a point; thence along said centerline S.29°08'42" E., 209.43 feet to a point; thence along said centerline S. 52°13'55" E., 93.84 feet to a point; thence along said centerline S. 75°41'03" E., 230.83 feet to a point; thence along said centerline N. 76°14'44" E., 367.59 feet to a point; thence along said centerline N. 85°37'53" E., 376.52 feet to a point; thence along said centerline S. 88°34'0" E., 470.14 feet to a point; said point being N. 21°00'59" E., 1888.28 feet from said southeast corner of said Section 25.
Basis of bearings is Wyoming State Plane.