

ACCESS EASEMENT

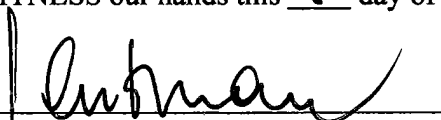
Joseph N. Hartman and Kendall S. Hartman, husband and wife, GRANTORS, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, do hereby grant an access easement in favor of Samuel M. Suzor, GRANTEE, and his successors in interest in the ownership of the Grantee's parcel described below, which said easement is granted over and across that 24-foot wide route described on **Exhibit A**, and as illustrated on **Exhibit B**, both of which are attached hereto and incorporated herein (the "Easement Route"):

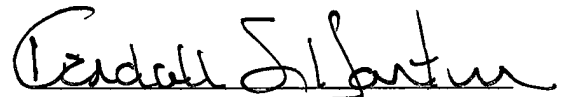
Grant of Easement. Grantors, as the record owners of Lot 1, Powder Horn Ranch Minor No. 34, Sheridan County, Wyoming, recorded in Plat Book P, Page 122, grant this access easement over and across the Easement Route in favor of and to the benefit Grantee and his successors, as the owner of the adjacent Lot 2 of said Powder Horn Ranch Minor No. 34.

Intent and Purpose of Easement. Grantors' intent and purpose in this Easement is to provide the appurtenant right to access the Grantee's parcel and to provide a non-exclusive right of ingress and egress over and across the Easement Route to connect Lot 2 and Alpine Court.

Neither Grantors nor Grantee shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. Grantor will have no obligation to maintain or repair the Easement Route, but Grantee shall have the right to maintain, repair and improve the access within the Easement Route as reasonably desired by Grantee to provide the means of access to Lot 2. This easement shall run with the land.

WITNESS our hands this 5th day of September, 2025.

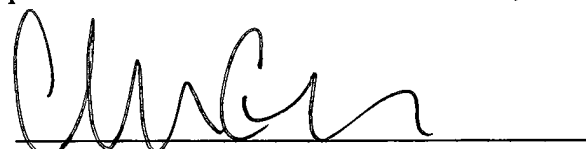

Joseph N. Hartman


Kendall S. Hartman

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Joseph N. Hartman and Kendall S. Hartman, on the 5th day of September, 2025.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/30

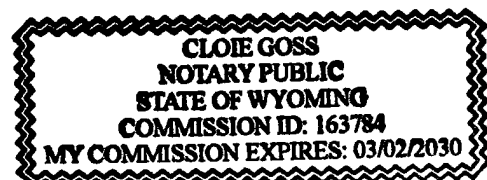


EXHIBIT "A"

An access easement twenty-four (24) feet wide, twelve (12) feet each side of a centerline of an existing road, situated in Lot 1 of the Powder Horn Ranch Minor No. 34 Subdivision, Sheridan County, Wyoming, as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southeast corner of said Lot 1 (monumented with a 1.5" aluminum cap per PE&LS 3864); thence along the north line of Alpine Court and the south line of Lot 1 through a curve to the left having a delta of $52^{\circ}12'40''$, a radius of 55.00 feet, an arc length of 50.12 feet, a chord bearing of $N89^{\circ}51'50''W$, and a chord distance of 48.40 feet to the **POINT OF BEGINNING**;

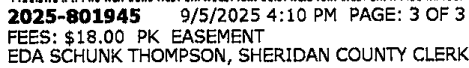
thence along said centerline $N21^{\circ}52'24''W$, 48.89 feet to a point;

thence, through a curve to the right having a delta of $75^{\circ}52'03''$, a radius of 40.00 feet, an arc length of 52.97 feet, a chord bearing of $N16^{\circ}03'38''E$, and a chord length of 49.18 feet to a point;

thence along said centerline $N53^{\circ}59'39''E$, 121.47 feet to a point lying twelve (12) feet northwesterly of the northwesterly line of a thirty (30) foot wide ass and utility easement shown on the plat of said Lot 1;

thence along said centerline $N29^{\circ}17'03''E$, 53.95 feet 12' from and parallel to said existing access and utility easement to a point on the westerly line of Lot 2 of said Powder Horn Ranch Minor No. 34 being the **POINT OF TERMINUS** of said centerline and being $S21^{\circ}17'02''E$, 52.51 feet from the northwesterly corner of said Lot 2 (monumented with a 2" aluminum cap per PLS 5369).

Bearings and distances are based on the plat of Powder Horn Ranch Minor No. 35.

[illegible]

JN: 2019-006
DN: 2019-006 Sam
Easement
TAB: ROS
Sept, 2025