

## ***AGRICULTURAL ACCESS LICENSE***

Pilch Ranch, LLC, a Wyoming limited liability company, 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 an irrevocable access license over and across that existing ranch road illustrated and described on **Exhibit "A"**, attached hereto (the "Access Route"), in favor of LPD, LLC, a Washington limited liability company, GRANTEE, as the record owner of and for the benefit of accessing Grantee's adjacent agricultural property in Sections 3 and 10, T.57N., R.83W. of the 6<sup>th</sup> P.M., Sheridan County, Wyoming (the "Dominant Parcel").

**Grant of Easement:** Grantor grants this non-exclusive access easement to provide the right of ingress and egress for Grantee, and its guests/invitees, to and from the Dominant Parcel for agricultural purposes only, including the right to access the Dominant parcel for irrigating, cultivating and harvesting hay on Grantee's property, and related uses, and shall not include use for residential purposes. Grantor reserves all other rights thereto.

**Maintenance.** Grantor and Grantees shall each share in the maintenance and repair of the Access Route in proportion to its use of the Access Route.

**Description.** Grantor and Grantee agree that the Access Route described on Exhibit A follows an existing road and is described specifically enough to locate the route; however, either Grantor or Grantee shall have the right survey the road and supplement the description of the Access Route of record with an additional survey, within one (1) year from the date this easement is recorded, at the cost of the party desiring to supplement with a survey.

Neither Grantor nor its successors shall bear any responsibility or liability to any person or entity using the Access Route by reason of this easement. This easement shall run with the land.

WITNESS our hands this 2 day of NOVEMBER, 2021.


**GRANTEE: LPD LLC**

  
David Ross

**GRANTOR: Pilch Ranch, LLC**

\_\_\_\_\_  
Edward S. Pilch, Member

\_\_\_\_\_  
Marilyn Pilch Wolter, Member

  
Marci (Pilch) Timm, Member

\_\_\_\_\_  
Jeff J. Pilch, Member



2021-773803 11/4/2021 8:31 AM PAGE: 2 OF 7  
FEES: \$30.00 PK LICENSE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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WITNESS our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**GRANTEE: LPD LLC**

\_\_\_\_\_  
David Ross

**GRANTOR: Pilch Ranch, LLC**

\_\_\_\_\_  
Edward S. Pilch, Member

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Marilyn Pilch Wolter, Member

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Marci (Pilch) Timm, Member

  
\_\_\_\_\_  
Jeff J. Pilch, Member



2021-773803 11/4/2021 8:31 AM PAGE: 3 OF 7  
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WITNESS our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**GRANTEE: LPD LLC**

\_\_\_\_\_  
David Ross

**GRANTOR: Pilch Ranch, LLC**

*Edward S. Pilch*  
\_\_\_\_\_  
Edward S. Pilch, Member

*Marilyn Pilch Wolter*  
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Marilyn Pilch Wolter, Member

\_\_\_\_\_  
Marci (Pilch) Timm, Member

\_\_\_\_\_  
Jeff J. Pilch, Member








2021-773803 11/4/2021 8:31 AM PAGE: 5 OF 7  
FEES: \$30.00 PK LICENSE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 2<sup>nd</sup> day of November, 2021,  
by Edward S. Pilch & Marilyn Pilch Wolter, as Members of Pilch Ranch, LLC.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22



STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
by \_\_\_\_\_, as Member of \_\_\_\_\_.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:



2021-773803 11/4/2021 8:31 AM PAGE: 6 OF 7  
FEES: \$30.00 PK LICENSE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

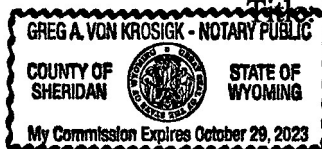
This instrument was acknowledged before me on the November day of November, 2021,  
by Macci Tamm, as Members of Pilch Ranch, LLC.

Jeff J. Pilch  
WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires:



Idaho cc )  
STATE OF WYOMING )  
 Kootenai cc )ss.  
COUNTY OF ~~SHERIDAN~~ )

This instrument was acknowledged before me on the 21 day of September, 2021,  
by David A Ross, as Member of LPD LLC.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires:

August 14, 2024

