

ACCESS EASEMENT AGREEMENT

Little Horn Properties, 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 access easement in favor of Darrel L. Wilttrout, as the Trustee of the Wilttrout Family Trust (a revocable trust dated May 28, 2013), Grantee, over and across that route illustrated and described on **Exhibit "A"**, attached hereto (the "Easement Route").

Grant of Easement: Grantor grants this access easement in favor of Darrel L. Wilttrout, as the Trustee of the Wilttrout Family Trust (a revocable trust dated May 28, 2013), as owner of the property legally described on **Exhibit "B"**, attached hereto (the "Dominant Parcel").

Intent and Purpose of Easement. Grantor's intent and purpose by this Easement is to provide appurtenant rights to access the Dominant Parcel and to provide a non-exclusive right of ingress and egress over and across the Easement Route for individuals to access and use only the Dominant Parcel. Grantee shall not grant permission to anyone to use the Easement Route to access the real property currently owned by Navajo LLC. Grantor reserves all other rights thereto.

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

WITNESS our hands this 14TH day of JUNE, 2021.

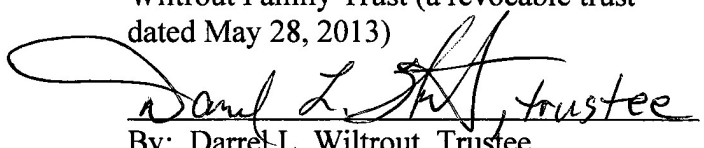
GRANTOR:


Little Horn Properties, LLC

By: Brian N. Beisher, manager/member

GRANTEE:

Darrel L. Wilttrout, as the Trustee of the
Wilttrout Family Trust (a revocable trust
dated May 28, 2013)

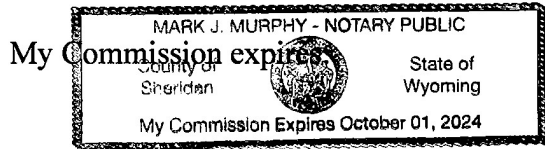

By: Darrel-L. Wilttrout, Trustee

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 14th day of June, 2021, by Brian N. Beisher.

WITNESS my hand and official seal.

Mark J. Murphy
Signature of Notarial Officer
Title: Notary Public



STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 14th day of June, 2021, by Darrel L. Wilttrout, as the Trustee of the Wilttrout Family Trust (a revocable trust dated May 28, 2013).

WITNESS my hand and official seal.

Mark J. Murphy
Signature of Notarial Officer
Title: Notary Public



EXHIBIT A

AN ACCESS EASEMENT LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4)
OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST,
6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

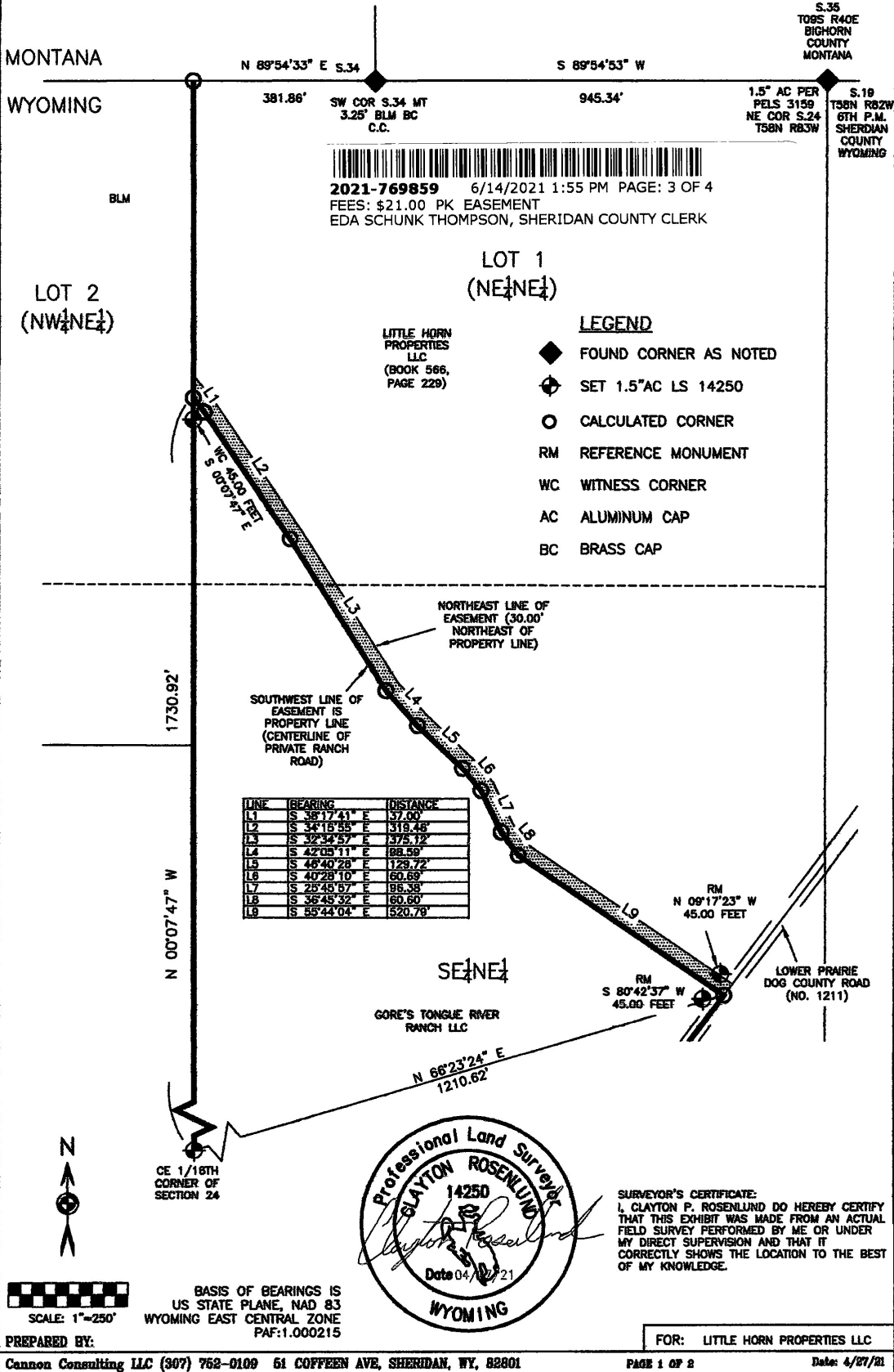


EXHIBIT A

AN ACCESS EASEMENT LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4)
OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST,
6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTION:

AN ACCESS EASEMENT LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING A THIRTY (30) FOOT WIDE STRIP OF LAND LYING NORTHEAST OF THE FOLLOWING DESCRIBED LINE:

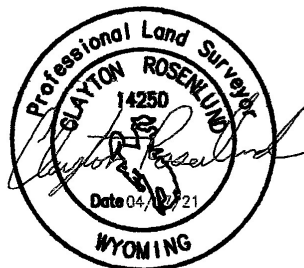
COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4), THENCE N 00°07'47" W, 1730.92 FEET ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) THE CENTERLINE OF A GRAVEL ROAD AND THE POINT OF BEGINNING OF SUBJECT EASEMENT'S SOUTHWEST LINE; THENCE S 38°17'41" E, 37.00 FEET ALONG SAID CENTERLINE; THENCE S 34°15'55" E, 319.46 FEET ALONG SAID CENTERLINE; THENCE S 32°34'57" E, 375.12 FEET ALONG SAID CENTERLINE; THENCE S 42°05'11" E, 98.59 FEET ALONG SAID CENTERLINE; THENCE S 46°40'26" E, 129.72 FEET ALONG SAID CENTERLINE; THENCE S 40°28'10" E, 60.69 FEET ALONG SAID CENTERLINE; THENCE S 25°45'57" E, 96.38 FEET ALONG SAID CENTERLINE; THENCE S 36°45'32" E, 60.80 FEET ALONG SAID CENTERLINE; THENCE S 55°44'04" E, 520.79 FEET, ALONG SAID CENTERLINE TO THE CENTERLINE OF LOWER PRAIRIE DOG COUNTY ROAD (NO. 1211) AND THE POINT OF TERMINUS OF SUBJECT EASEMENT'S SOUTHWEST LINE LYING N 66°23'24" E, 1210.62 FEET FROM SAID SOUTHWEST CORNER.

SUBJECT EASEMENT BEING 51,408 SQUARE FEET, MORE OR LESS.

SUBJECT TO PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, CONVEYANCES AND CONDITIONS

NO. 2021-769859 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MARK J MURPHY 142 S MAIN ST
SHERIDAN WY 82801



SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS EXHIBIT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
PAF:1.000215

PREPARED BY:

FOR: LITTLE HORN PROPERTIES LLC