

CONFIRMATION OF PRIVATE ACCESS AND UTILITY EASEMENT

Black Gold Land Company, LLC, did execute and record that Private Access and Utility Easement (the "Easement") in the Sheridan County Clerk's office, as Document NO. 2021-770240, on June 25, 2021.

The Easement was recorded out of order and after the servient parcel was conveyed to Kyle Fraser and Madison Fraser.

To confirm the Easement, the undersigned do execute this Easement, as the current record owners of the servient estate, in confirmation of the previously recorded Easement, as follows:

Kyle Fraser and Madison Fraser, 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 non-exclusive, non-restrictive, appurtenant access and utility easement over and across the forty feet (40') wide easement and is adjacent to the southern boundary of Section 19, Township 57 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, a length of 150 feet more or less, which shall connect the West right-of-way line of Beatty Gulch Road to the Benefitted Lands for the purpose of providing insurable access to and from a public road, as illustrated on **Exhibit "A"**, attached hereto and incorporated herein (herein the "Easement Route").

Grant of Easement For Benefit of Adjacent Lands. Grantors grant this easement over and across said Easement Route to and for the mutual and reciprocal benefit of the lands described as follows: the East Half (1/2) of Section 24, Township 57 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, as illustrated on Exhibit A, together with all improvements thereon and portions thereof (herein the "Benefitted Parcel"), for the record owners thereof and their guests and invitees.

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

Neither Grantors nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. Anyone disturbing the surface of the Easement Route shall reclaim the same to its condition before the disturbance.

This easement shall run with the land, and this easement shall not merge from common ownership of the benefitted and burdened property.

WITNESS my hand this 31st day of August, 2021.

Kyle Fraser

Madison Fraser

STATE OF Wyoming)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 31st day of August, 2021, by
Kyle Fraser.

WITNESS my hand and official seal.

My Commission expires: 10-22-22

STATE OF Wyoming)
COUNTY OF Sheridan)ss.

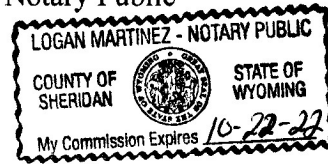
This instrument was acknowledged before me on the 31st day of August, 2021, by
Madison Fraser.

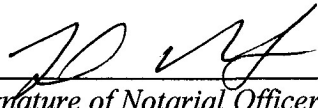
WITNESS my hand and official seal.

My Commission expires: 10-22-22



Signature of Notarial Officer
Title: Notary Public



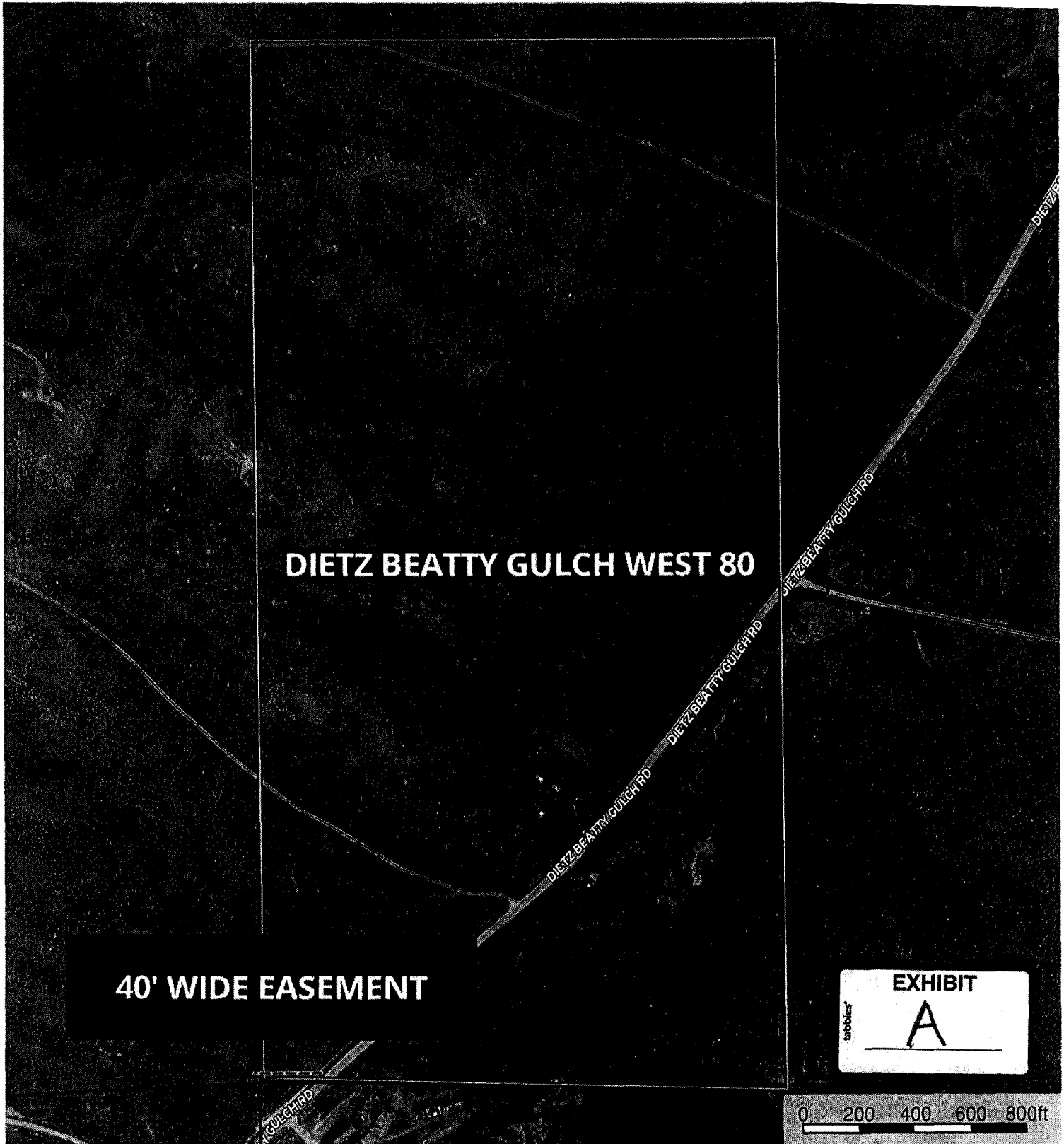


Signature of Notarial Officer
Title: Notary Public



Dietz Gulch East and West 80's - Working
Wyoming, AC +/-

2021-772097 9/1/2021 4:23 PM PAGE: 3 OF 3
FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



Water Storage Tank Pens Dietz Beatty Gulch West 40' wide easement

NO. 2021-772097 EASEMENT

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

Rob Pfister
P: 307-684-5201 www.pfisterlandco.com 1030 North-Carrington Ave

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