

For and in consideration of One Dollar (\$1.00) and other good and valuable consideration, **GARBER AGRI-BUSINESS, INC.**, a Wyoming Corporation, hereby conveys and warrants to **PAUL W. GARBER** and **SARALEE R. GARBER**, husband and wife, P.O. Box 10, Big Horn, Wyoming 82833, an easement for access, ingress and egress, situate in Sheridan County, Wyoming, to-wit:

A thirty (30) feet wide access easement for ingress and egress being fifteen (15) feet each side of the following described centerline situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the Northwest corner of said Section 23; thence S34°30'04" E, 3252.91 feet to the point of beginning of the herein described easement, said point lying on the North right of way line of State Highway No. 335; thence N03°26'42" W, 159.84 feet along the centerline of an existing access road to a point; thence N10°07'15" W, 839.31 feet along said centerline to a point; thence N79°03'24" E, 1535.25 feet along said centerline to a point; thence S73°42'46" E, 61.99 feet along said centerline to a point; thence S46°18'15" E, 197.97 feet along said centerline to the point of terminus; said point lying on the Westerly line of a tract of land described in Book 287 of Deeds, Page 508, and being S65°21'22" E, 3735.65 feet from said Northwest corner of Section 23.

Together with all improvements, appurtenances, water rights and ditch rights appertaining.

Given unto our hand this 9th day of July, 1996.

GARBER AGRI-BUSINESS, INC.

By: Victor Garber Pres.

STATE OF WYOMING)
) ss.
County of Sheridan)

Before me this 9th day of July, 1996, appeared Victor Garber, personally known to me and being sworn and upon oath represented that he was the President of Garber Agri-Business, Inc., a Wyoming Corporation, and that the foregoing instrument was executed on behalf of said corporation by the authority of its board of directors as the free act and deed of said corporation.

Witness my hand and official seal.



Lela J. Chapman
Notary Public

November 5, 1997