

ACCESS EASEMENT

THIS AGREEMENT, entered into this 11 day of Dec., 2012, between **PADLOCK RANCH COMPANY, a Wyoming corporation**, whose address is 8420 Hwy 14, Ranchester, WY 82839 (hereinafter, "Grantor"), and the **SUNRISE RANCH, INC., a Wyoming corporation**, whose address is PO Box 700, Ranchester, Wyoming 82839 (hereinafter "Grantee"). In consideration of the mutual covenants contained herein, and other good and valuable consideration, the parties agree as follows:

1. CONVEYANCE OF EASEMENT

Grantor hereby grants to Grantee a private access easement for ingress and egress over property owned by Grantor, along with the right to repair and maintain the easement as is reasonably necessary to maintain the access, said easement being more particularly described as follows:

See attached Exhibit "A" depicted on the map attached as Exhibit "B"

2. EASEMENT TO RUN WITH LAND

This grant of easement shall be appurtenant to and run with the land and shall be binding on and inure to the benefit of the parties hereto, their heirs, successors or assigns in perpetuity.

This easement is intended for the benefit of the property described as follows:

See attached Exhibit "C"

3. GRANTOR'S RESERVATION OF RIGHTS

Grantor reserves the right to use the above-described easement for purposes consistent with Grantee's use of the rights hereby granted, and Grantor shall not unreasonably obstruct the easement or otherwise interfere with Grantee's rights to use the easement.



2013-701995 1/4/2013 3:58 PM PAGE: 20F
BOOK: 538 PAGE: 357 FEES: \$26.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PADLOCK RANCH COMPANY, a Wyoming corporation

By: Walter L. Ashmore
Print Name: Walter L. Ashmore


SUNRISE RANCH, INC.

By: Michael R. Groshart
Michael R. Groshart, Vice President

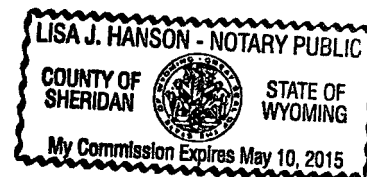
[illegible]

The foregoing instrument was acknowledged before me by Wayne Fahsoltz, as CEO of Padlock Ranch Company, this 11 day of Dec., 2012.

Witness my hand and official seal.

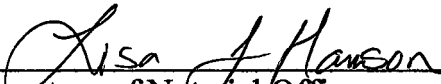

Signature of Notarial Officer
Title: Notary Public

My Commission Expires May 10, 2015

[illegible]

The foregoing instrument was acknowledged before me by Michael R. Groshart, as Vice President of Sunrise Ranch, Inc., this 11 day of Dec., 2012.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires May 10, 2015

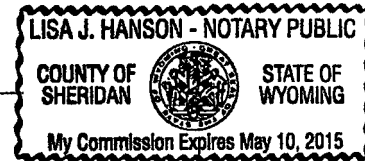




EXHIBIT "A"

Record Owners: Padlock Ranch Company, Inc

Re: Forty (40) foot wide access easement

An access easement forty (40) foot wide twenty (20) feet each side of the centerline of an existing gravel road, situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, as shown as EASEMENT N0.1 on EXHIBIT "B" attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the north quarter corner of Section 10, Township 57 North, Range 86 West (monumented with a brass cap per PE&LS 537); thence S52°40'43"W, 3378.87 feet to the **POINT OF BEGINNING** of said easement, said point lying in the right of way of State Highway No. 345 and being west twenty (20) feet from the east line of said Section 10; thence N00°29'11"W, 640.71 feet, twenty (20) feet west of and parallel to said east line, to point; thence N24°56'49"W, 253.90 feet, along said centerline of an existing gravel road, to a point; thence North, 55.12 feet, along said centerline of an existing gravel road, to a point; thence N23°07'15"E, 261.36 feet, along said centerline of an existing gravel road, to a point, being twenty (20) feet west of said east line of Section 10; thence N00°29'11"W, 153.74 feet, twenty (20) feet west of and parallel to said east line, to a point; thence N02°37'57"W, 332.21 feet, along said centerline of an existing gravel road, to a point; thence N00°58'08"E, 311.86 feet, along said centerline of an existing gravel road, to a point; thence N88°12'27"E, 20.01 feet, along said centerline of existing gravel road, to a point on said east line of Section 10, being the **POINT OF TERMINUS** of said easement, and being S00°29'11"W, 73.17 feet from the northeast corner of said Section 10, as described on Certificate of Survey #40, filed at the Sheridan County Courthouse.

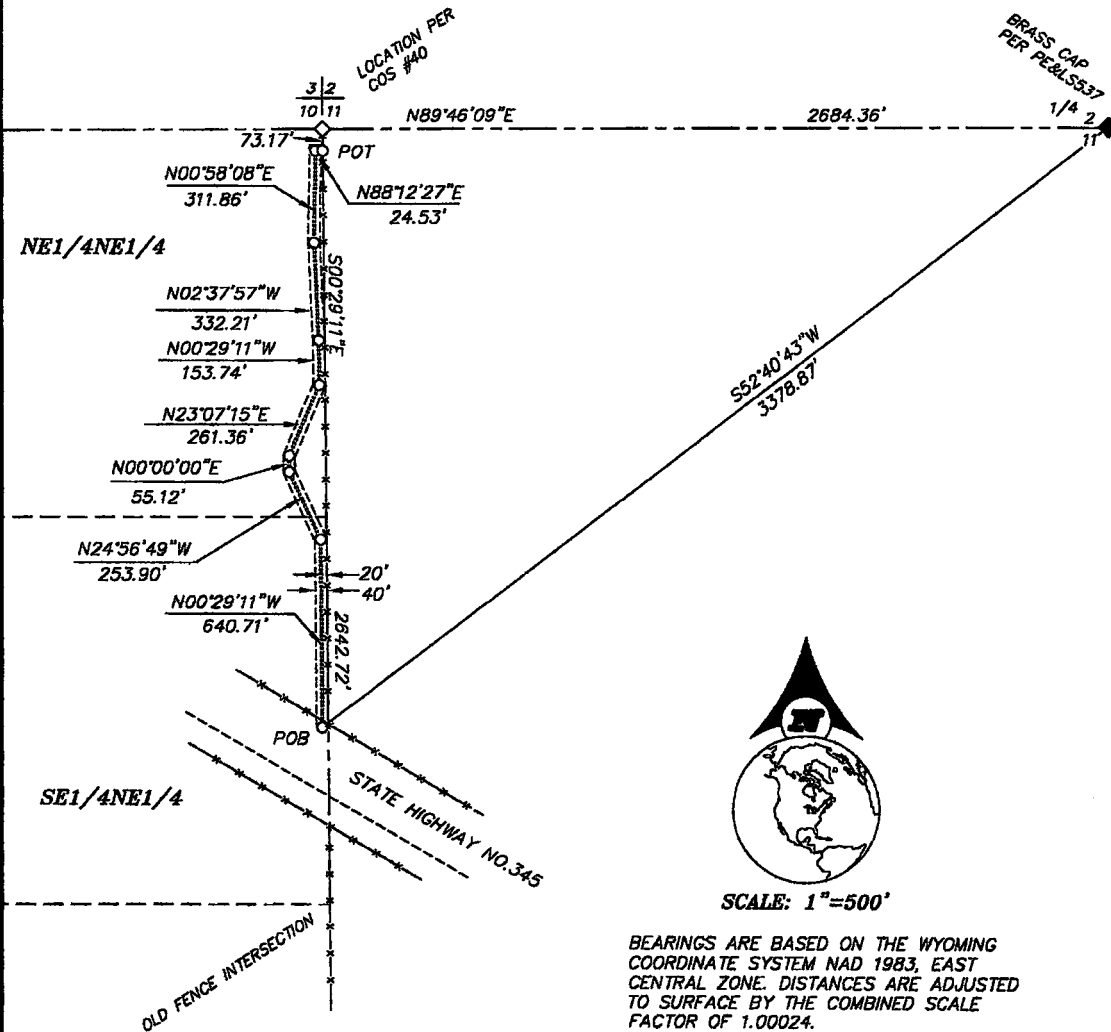
LENGTH=2033.44 feet-123.24 Rods more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.
Distances are adjusted to surface by the combined adjustment factor of 1.00024.

H:\WP\LD\T57N\2012\2012-061 Padlock.rtf

EXHIBIT "B"

SECTION 10, T57N, R86W, 6TH P.M., SHERIDAN COUNTY, WY



LEGEND

- ◆ FOUND MONUMENT
- ◇ POSITION PER COS N.40
- POB, POT, PI EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE
- CENTERLINE OF 40' WIDE ACCESS EASEMENT
- ROW OF EASEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINUS
- COS #40 CERTIFICATE OF SURVEY #40 FILED AT THE COUNTY COURT HOUSE
- FENCE

LENGTH=±2033.44'-123.24 Rods

EXHIBIT "B"

CLIENT: SUNRISE RANCH COMPANY, INC
 RECORD OWNERS: PADLOCK RANCH COMPANY, INC
 LOCATION: SECTION 10, T57N, R86W, 6TH P.M.,
 SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING

PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000

JN: 2012-061
 DF: 2012/2012-0610
 TGO: 2012-061
 AUGUST, 2012

I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE, BASED ON MY KNOWLEDGE AND INFORMATION, THAT THIS EXHIBIT "B" IS A VALID REPRESENTATION OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

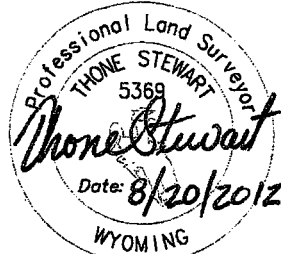


Exhibit C

TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M.
Sheridan County, Wyoming

Section 6: Lot 7
Section 7: Lots 1 and 2, E $\frac{1}{2}$ W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$

TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M.
Sheridan County, Wyoming

Section 1: Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 2: Lot 1, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
Section 11: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 12: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$

LESS AND EXCEPTING from the above described land those portions conveyed to The State Highway Commission of Wyoming by Warranty Deeds recorded January 7, 1981 in Book 254 of Deeds, Pages 5 and 7.

Section 14: NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$
Excepting therefrom a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14, described as follows: Beginning at a point which is North 89°24' West 462 feet from the Northeast corner of said Section 14, thence North 89°24' West 861 feet to the Northwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, thence South 880 feet to a point, thence South 88°19' East 620 feet to a point, thence North 26°41' East 892 feet to a point, and thence North 60° West 185 feet to the point of beginning.

Section 23: NE $\frac{1}{4}$, excepting therefrom a tract lying South of the Dayton-Ranchester County Road, and also excepting the Southwest diagonal half of the South 50 feet of the West 50 feet therefrom.

W $\frac{1}{2}$ SE $\frac{1}{4}$, excepting therefrom the West 50 feet of that portion lying North of the Dayton-Ranchester County Road.

A tract of land situate in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, described as follows: Commencing at the NE Corner of the NW $\frac{1}{4}$ of said Section 23 and running thence South 50 feet to a point, thence Northwest to a point on the North line of said Section, 50 feet West of said NE Corner of the NW $\frac{1}{4}$ thence East 50 feet to the point of beginning.

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 34: E $\frac{1}{2}$ E $\frac{1}{2}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 34: E $\frac{1}{2}$ NW $\frac{1}{4}$, Excepting therefrom the 25.1 acres described in Deed dated April 10, 1984, which Deed is recorded in Book 286 of Deeds at page 381 in the Office of the County Clerk of Sheridan County, Wyoming.

Section 35: NW $\frac{1}{4}$ NW $\frac{1}{4}$

NO. 2013-701995 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SCTIA
SHERIDAN WY 82801