

ACCESS EASEMENT

W bar D 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 access easement in favor of Jost Ranch, LLC, a Wyoming limited liability company, over and across the two (2) sections of the route more specifically described as follows (herein collectively the "Easement Route"):

1. Said centerline situated in the North $\frac{1}{2}$ of Section 7, Township 54 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming; said centerline of said strip being more particularly described as follows:

Commencing at the southwest corner of said Section 7, thence N67°54'36"E, 4788.45 feet to the Point of Beginning of the herein described sixty (60) foot wide access easement, said point lying on the northerly right of way line of Meade Creek County Road (WY No. S-1710(1)); thence, parallel to and thirty (30) feet west of the east line of a tract of land recorded in Book 299 of Deeds, Page 443, N00°43'22"W, 1020.55 feet along said center line to a point; thence, parallel to and thirty (30) feet west of said east line recorded in Book 299 of Deeds, Page 443, N23°27'40"E, 634.57 feet along said center line to a point; thence, parallel to and thirty (30) feet west of said east line recorded in Book 299 of Deeds, Page 443, N02°46'49"W, 605.68 feet along said center line to the POINT of TERMINUS of said sixty (60) foot wide access easement, said point being S74°55'59"E, 4811.83 feet from the northwest corner of said Section 7.
AND

2. A forty (40) foot wide access easement situated in PARCEL NO.6, located in the SE $\frac{1}{4}$ of Section 6, Township 54 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, said PARCEL NO.6 described in Book 527 of Deeds, Page 551, said easement being EASEMENT No. 6 shown on **RECORD OF SURVEY**, attached hereto and by this reference made a part hereof; the east line of said easement being more particularly described as follows:

Commencing at the east quarter corner of Section 7, Township 54 North, Range 83 West (monumented with a 3 $\frac{1}{4}$ " brass cap per PLS 6812); thence N18°19'24"W, 4436.86 feet to the northeast corner of said PARCEL NO.6 being the **POINT OF BEGINNING**, monumented with a 1 $\frac{1}{2}$ " aluminum cap per PLS 2615; thence S02°16'21"W, 62.14 feet along the east line of said PARCEL NO.6 being the east line of said forty (40) foot wide access easement to a 1 $\frac{1}{2}$ " aluminum cap per PLS 102 inside an iron pipe, the west line of said forty (40) foot easement being to the right and extended to terminate on the northerly line of said PARCEL NO.6; thence along said east lines S12°05'47"E, 555.63 feet to a 1 $\frac{1}{2}$ " aluminum cap per PLS 102 inside an iron pipe; thence along said east lines S02°33'01"E, 579.32 feet to the **POINT OF TERMINUS** of said east line, being N22°44'26"W, 3278.55 feet from said east quarter corner of Section 7.

Bearings are based on the Wyoming Coordinate System NAD 1983, East Central Zone.
Distances are adjusted to surface by the Datum Adjustment Factor of 1.000246811.

Grant of Easement: Grantor grants this access easement in favor of Jost Ranch, LLC, a Wyoming limited liability company, as owner of that land more "specifically described on Exhibit "A", and attached hereto (the "Dominant Parcel").

Intent and Purpose of Easement. Grantor's intent and purpose by this Access 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.

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 my hand this 10th day of September, 2020.

GRANTOR:

W bar D Ranch LLC, a Wyoming
limited liability company

By [Signature]
Title: [Signature]

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 10th day of September, 2020, by William J. Doenz, as member of W bar D Ranch LLC.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



Exhibit A
Dominant Parcel

A tract of land being a part of Parcel NO. 4 as recorded in Book 527 of Deeds, Page 551, situated in the South½SW¼ and SW¼SE¼ of Section 31, Township 55 North, Range 83 West, East½NE¼ and NE¼SE¼ of Section 1, Township 54 North, Range 84 West, and Section 6, Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described as follows:

Commencing at the west quarter corner of said Section 6, said point being the POINT OF BEGINNING of the herein described tract; thence N01°37'05"W, 367.20 feet along the west line of a tract of land described in Book 295 of Deeds, Page 263 to a point; thence N35°15'31"W, 916.08 feet along said west line described in Book 295 of Deeds, Page 263 to a point; thence N02°18'21"W, 899.39 feet along said west line described in Book 295 of Deeds, Page 263 to a point; thence N85°19'32"E, 1200.93 feet along the north line of said tract described in Book 295 of Deeds, Page 263 to a point; thence N23°07'30"E, 554.11 feet along said north line described in Book 295 of Deeds, Page 263 to a point; thence N82°13'01"E, 786.45 feet along said north line described in Book 295 of Deeds, Page 263 to a point; thence S89°46'53"E, 863.44 feet along said north line described in Book 295 of Deeds, Page 263 to a point, said point lying on the west right of way line of Interstate I-90; thence S89°21'59"E, 149.62 feet along said north line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence S06°02'24"W, 305.63 feet along the east line of said tract described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence through a spiral curve to the left with a centerline radius of 2864.79, a centerline spiral length of 400.00 feet, a chord bearing of S04°54'05"W, and a chord length of 409.87 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence through a non tangent curve to the left, having a radius of 3014.79 feet, a central angle of 04°59'52", an arc length of 262.97 feet, a chord bearing of S00°16'45"E, and a chord distance of 262.90 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence S87°11'01"W, 25.00 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence through a non tangent curve to the left, having a radius of 3039.97 feet, a central angle of 21°58'53", an arc length of 1166.27 feet, a chord bearing of S13°48'24"E, and a chord distance of 1159.13 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence N65°12'08"E, 25.00 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence through a non tangent curve to the left, having a radius of 3014.97 feet, a central angle of 16°03'51", an arc length of 845.31 feet, a chord bearing of S32°50'32"E, and a chord distance of 842.52 feet to a point; thence through a spiral curve to the left with a centerline radius of 2864.79, a centerline spiral length of 400.00 feet, a chord bearing of S43°31'54"E, and a chord length of 409.90 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence N45°19'53"E, 49.88 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence S44°53'49"E, 895.43 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence N81°20'41"W, 274.05 feet along said east line described in Book 295 of Deeds, Page 263, to a point; thence S02°22'45"W, 1075.60 feet along said east line described in Book 295 of Deeds, Page 263, to a point; thence N47°01'49"W, 1380.30 feet along a fence line to a point; thence N72°40'57"W, 314.64 feet along said fence line to a point; thence N57°42'59"W, 526.32 feet along said fence line to a point; thence S54°14'28"W, 1013.78 feet along said fence line to a point; thence S89°06'24"W, 51.39 feet along said fence line to a point; thence S88°09'12"W, 1274.68 feet along said fence line to a point, said point lying on the west line of said Section 6; thence N01°11'44"W, 1325.53 feet along said west line to the POINT OF BEGINNING of said tract.

AND

Also a tract of land more or less being that portion of the S $\frac{1}{2}$ /NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ /NW $\frac{1}{4}$ of said Section 1, Township 54 North, Range 84 West 6th P.M., Sheridan County, Wyoming lying east of the centerline of U.S. Highway No.87 and west of said Parcel NO. 4 described in Book 527 of Deeds, Page 551. Reserving from said tract a thirty (30) foot wide adjoiner's access easement fifteen (15) feet each side of the centerline of an existing access road situated in said S $\frac{1}{2}$ /NE $\frac{1}{4}$; said centerline being more particularly described as follows:

Commencing at said west quarter corner of Section 6; thence N84°12'46"W, 2481.40 feet to the POINT OF BEGINNING, said point lying in the right-of-way of said Highway; thence N47°55'10"E, 207.04 feet along said centerline to a point; thence N60°19'42"E, 188.44 feet along said centerline to a point; thence N72°36'53"E, 471.20 feet along said centerline to a point; thence N75°51'09"E, 342.52 feet along said centerline to a point; thence N69°04'29"E, 227.62 feet along said centerline to a point; thence N79°43'39"E, 123.02 feet along said centerline to a point; thence N86°27'36"E, 171.17 feet along said centerline to a point; thence N66°17'33"E, 34.60 feet along said centerline to a point; thence N05°02'25"E, 38.74 feet along said centerline to a point; thence N51°58'43"W, 304.14 feet along said centerline to a point; thence N47°24'49"W, 321.62 feet along said centerline to the north line of said S $\frac{1}{2}$ /NE $\frac{1}{4}$ being the POINT OF TERMINUS and being N45°37'40"W, 1827.55 feet from said west quarter corner, said sidelines to extend and truncate on the north line of said S $\frac{1}{2}$ /NE $\frac{1}{4}$

Also a tract of land being that tract situated in the N $\frac{1}{2}$ /SW $\frac{1}{4}$ of said Section 1 recorded in Book 389 of Deeds, Page 106 containing a record of 1.594 Acres, and those portions of Lot 3, SW $\frac{1}{4}$ /NE $\frac{1}{4}$, S $\frac{1}{2}$ /NW $\frac{1}{4}$, N $\frac{1}{2}$ /SW $\frac{1}{4}$ of said Section 1 lying west of the centerline of U.S. Highway No.87, easterly of a tract of land described in Book 380 of Deeds, Page 321, and north of said tract recorded in Book 389 of Deeds, Page 106 said tract of land contains 61.5 Acres of land more or less.

AND

A tract of land situated in the SW $\frac{1}{4}$ of Section 6, Township 54 North, Range 83 West, the N $\frac{1}{2}$ /SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ /SE $\frac{1}{4}$ of Section 1, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the southeast corner of said Section 1 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap on 5/8" rebar inside a 2" Iron Pipe per PLS 2615); thence N88°27'42"E, 45.63 feet to the POINT OF BEGINNING of said tract, said point lying on the easterly right-of-way line of U.S. Highway No. 87, said point also being the northwest corner of a tract of land described in Book 329 of Deeds, Page 203 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N42°45'07"W, 122.00 feet along said easterly right-of-way line of U.S. Highway No. 87 to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S47°14'53"W, 74.87 feet to a point, said point lying on the centerline of said U.S. Highway No. 87; thence N42°45'24"W, 60.00 feet along said centerline of U.S. Highway No. 87 to a point; thence N47°14'53"E, 74.87 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812), said point lying on said easterly right-of-way line of said U.S. Highway No. 87; thence N42°45'07"W, 1578.90 feet along said easterly right-of-way line of U.S. Highway No. 87 to a point, said point being Highway Right-of-Way Station 268+41.4, 75' Left (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along said easterly right-of-way line of U.S. Highway No. 87 through a non-tangent curve to the right, having a central angle of 03°25'21", a radius of 11384.16 feet, an arc length of 680.04 feet, a chord bearing of N41°05'11"W, and a chord length of 679.94 feet to a point, said point being Highway Right-of-Way Station 261+58.1, 75' Left (Monumented with a Concrete Highway Right-of-Way Monument); thence N39°19'06"W, 28.00 feet along said easterly right-of-way line of U.S. Highway No. 87 to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S50°40'54"W, 74.79 feet to a point, said point lying on the centerline of said U.S. Highway No. 87; thence N39°19'33"W, 60.00 feet along said centerline of U.S. Highway No. 87 to a point; thence N50°40'54"E, 74.80 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812), said point lying on said easterly right-of-way line of said U.S. Highway No. 87; thence N39°19'06"W, 893.84 feet along said easterly right-of-way line of

U.S. Highway No. 87 to a point (Monumented with a 2" Aluminum Cap per PLS 6812), said point being N87°56'34"E, 427.37 feet from the center quarter corner of said Section 1 as described in Book 455 of Deeds, Page 646 (Monumented with a 1½" Aluminum Cap per PLS 258); thence N87°56'34"E, 2164.45 feet along the north line of said N½SE¼ and an existing fence line to a point, said point being the east quarter corner of said Section 1 (Monumented with a 1½" Aluminum Cap per PLS 102); thence S01°12'22"E, 1322.31 feet along the east line of said Section 1 to a point (Monumented with a 3¼" Aluminum Cap per PLS 6812), said point being the northeast corner of said SE¼SE¼, Section 1; thence, continue S01°12'22"E, 3.39 feet along said east line of said Section 1 to a point, said point being the southwest corner of a tract of land described in Book 527 of Deeds, Page 551, Parcel 4; thence N88°08'23"E, 1274.91 feet along the south line of said tract described in Book 527 of Deeds, Page 551, Parcel 4 to a point (Monumented with a 1½" Aluminum Cap per PLS 102), said point being the northwest corner of a tract of land described in Book 527 of Deeds, Page 551, Parcel 6; thence S01°03'25"E, 365.67 feet along the west line of said tract described in Book 527 of Deeds, Page 551, Parcel 6 to a point (Monumented with a 1½" Aluminum Cap per PLS 2615), said point being the northwest corner of a tract of land described in Book 439 of Deeds, Page 320; thence, continue S01°03'25"E, 960.43 feet along the west line of said tract described in Book 439 of Deeds, Page 320 to a point (Monumented with a 1½" Aluminum Cap per PLS 102), said point being the southwest corner of said tract described in Book 439 of Deeds, Page 320 and lying on the north line of a said tract described in Book 329 of Deeds, Page 203; thence S88°27'42"W, 1225.77 feet along the north line of said tract described in Book 329 of Deeds, Page 203 to the POINT OF BEGINNING of said tract.
AND

Township 54 North, Range 84 West 6th P.M., Sheridan County, Wyoming:

A tract of land being that tract situated in the N½SW¼ of said Section 1 recorded in Book 389 of Deeds, Page 106 containing a record of 1.59 Acres, and those portions of Lot 3, SW¼NE¼, S½NW¼, N½SW¼ of said Section 1 lying west of the centerline of U.S. Highway No. 87, easterly of a tract of land described in Book 380 of Deeds, Page 321, and north of said tract recorded in Book 389 of Deeds, Page 106 said tract of land contains 61.5 Acres of land more or less.

NO. 2020-761859 EASEMENT

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