

NOTICE OF WATER USAGE AGREEMENT

I, Brian N. Beisher, being of lawful age, residing in Sheridan, Wyoming, and first being duly sworn, doth say upon my oath:

1. I am the manager and sole member of BB Properties, LLC, a Wyoming limited liability company (hereinafter BB);

2. On or about June 3, 2021, on behalf of BB Properties, LLC, I entered into a Water Usage Agreement, a true and accurate copy of which is attached hereto, with Nolan Perry and Mary Ann Perry (hereinafter Perrys);

3. In 2001, BB purchased a tract of land (hereinafter benefitted property) located in Sheridan County, Wyoming from Theresa Little (hereinafter Little), and in 2020, Perrys purchased a tract of neighboring property (hereinafter burdened property) from the William Doenz Trust, William Doenz Trustee (hereinafter "Doenz");

4. Both BB's property and Perrys' property referenced herein were originally purchased from the Veronica Panetta Trust and/or Joseph Pannetta (hereinafter collectively referred to as "Panetta");

5. In Pannetta's conveyance to Little, Pannetta as the burdened property gave Little as the benefitted property, the right to install a domestic water line, which domestic water supply was expressly noted in a document filed with the Sheridan County Clerk and Recorder, Book 419, Page 113, as coming from a water well referred to as Panetta No. 4 with a State Permit number UW 102100;

6. Doenz subsequently came into possession of the burdened property via conveyance from Panetta, and Perrys subsequently came into possession of the burdened property via conveyance from Doenz;

7. For approximately twenty (20) years, BB and Doenz had been sharing water from the above referenced well delivering said water through the above referenced waterline, and before that Little and Doenz/Panetta had been doing the same thing. Prior to Perrys purchase from Doenz, all the above parties had been sharing in the costs of the maintenance and repair of the well, the pump, and the general delivery system for the domestic water to the benefitted property;

8. Prior to their purchase of the property from Doenz, Nolan Perry telephoned me, Brian N. Beisher, to discuss past water sharing agreements, the domestic waterline easement, and the past repair and maintenance of the well, pump and water delivery system, and I explained all of the above to Nolan Perry in detail at that time;

9. Following Perrys purchase of the property, BB attempted to solidify this water sharing agreement in writing, and Perrys agreed to and signed the attached Water Usage Agreement; and

10. Please see Exhibit B attached hereto, which is a legal survey prepared by Presfeldt Surveying which was attached to Little's deed from Panetta filed with the Sheridan County Clerk and Recorder, Book 429, Page 486, and legally describes the location of the well/pump, the domestic water line easement, and the benefitted and burdened properties.



Further Affiant sayeth not.


Brian N. Beisher

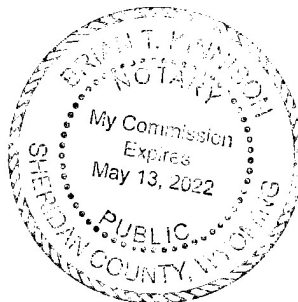
STATE OF WYOMING)
) SS.
COUNTY OF SHERIDAN)

The foregoing was subscribed and sworn to this 18th day of June, 2021, by Brian N. Beisher.

My Commission Expires:

5-13-22


Notary Public

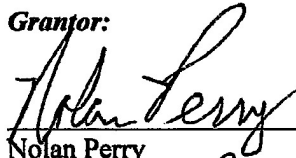
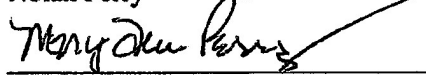


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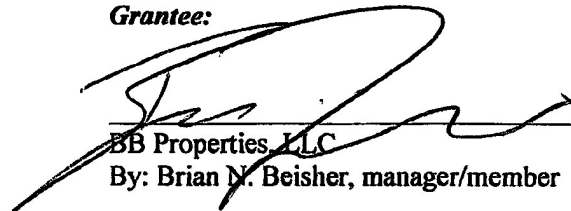
Nolan Perry and Mary Ann Perry and BB Properties, LLC, a Wyoming limited liability company and both their predecessors in interest have been sharing well water usage. They have been cooperating on maintenance of the well and have been sharing costs of the maintenance and operation of the well. The deed from Perry's predecessor in interest to BB Properties, LLC shows a waterline easement and shows the location of the well. Perrys and BB Properties, LLC agree to continue this relationship in the future with Perrys allowing BB Properties, LLC and its successors in interest to use the water and to access to the water well for maintenance purposes, and BB Properties, LLC agrees, and its successors in interest shall be bound, in exchange for continued use of the water well to share in the costs of maintaining the well.

DATED EFFECTIVE the 3RD day of June, 2021.

Grantor:


Nolan Perry

Mary Ann Perry

Grantee:


BB Properties, LLC
By: Brian N. Beisher, manager/member

