



ROAD ACCESS EASEMENT

For value received, **J.C. Spear, Inc.**, a Wyoming close corporation ("Grantor"), whose address is P.O. Box 768, Big Horn, WY 82833, does hereby grant and convey to, **Zachary James Rogers and Ashley Marie Rogers, husband and wife**, whose address is P.O. Box 768, Big Horn, WY 82833 ("Grantees"), a nonexclusive road access easement ("Easement") on the land described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.

Grantor grants to Grantees the Easement identified on **Exhibit A** for the purpose of allowing Grantees a right of ingress and egress over, across, and upon the land identified in **Exhibit A**. Grantees accepts the Easement in "as is" condition, without any responsibility of Grantor for improvement, construction, repairs, or alterations thereto.

The Easement shall be a perpetual appurtenant easement and shall run with and benefit the land specifically described in **Exhibit B** hereto, which Grantor has conveyed to Grantees.

Grantees acknowledge that this easement is nonexclusive and shall not preclude Grantor from using the easement area or the access road or from granting the right to other persons and parties to use the easement area or the access road. Grantees agree to share in the responsibility for the costs of operation and in keeping the access road in good order and repair in proportion to Grantees' respective use.

Grantees may not fence the easement area unless otherwise agreed to by Grantor. Grantees shall not cut or damage any fences, cattle guards or other improvements of Grantor. Grantees shall indemnify, defend, and hold harmless Grantor and Grantor's successors, assigns, agents, employees and representatives from any and all claims, demands, or causes of action arising out of the use of the easement area by Grantees or Grantees' invitees or arising out of the granting of this easement. Grantees release Grantor, its employees, agents, and representatives from any and all liability for damages arising out of Grantees' use of the easement area.

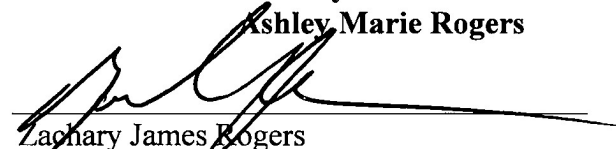
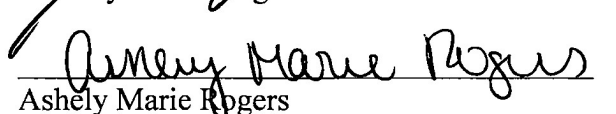
This agreement is binding upon the successors and assigns of the parties. This agreement shall be construed according to the laws of the State of Wyoming.

Dated this 28th day of November, 2022.

GRANTOR: JC Spear, Inc.


President: Laura C. Galloway

**GRANTEES: Zachary James and
Ashley Marie Rogers**


Zachary James Rogers

Ashley Marie Rogers

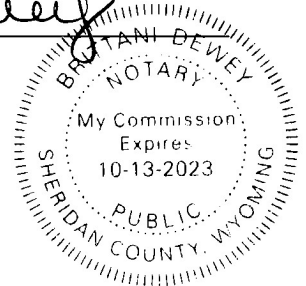
STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing Road Access Easement was acknowledged before me this 28th day of November, 2022, by Laura C. Galloway, in her capacity as President of JC Spear, Inc.

WITNESS my hand and official seal,

Brittani Dewey
Notary Public

My Commission expires: 10-13-2023.



STATE OF WYOMING)
) ss.
County of Sheridan)

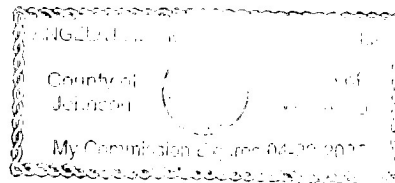
The foregoing Road Access Easement was acknowledged before me this 30 day of November, 2022, by Zachary James Rogers, in his individual capacity as a married person.

WITNESS my hand and official seal.

Angela L. McHenry
Notary Public

My Commission expires: April 29, 2025

STATE OF WYOMING)
) ss.
County of Sheridan)



The foregoing Road Access Easement was acknowledged before me this 30 day of November, 2022, by Ashely Marie Rogers, in her individual capacity as a married person.

WITNESS my hand and official seal.

Angela L. McHenry
Notary Public

My Commission expires: April 29, 2025

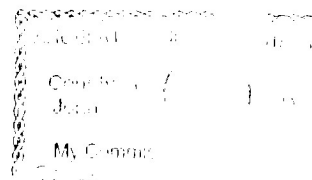


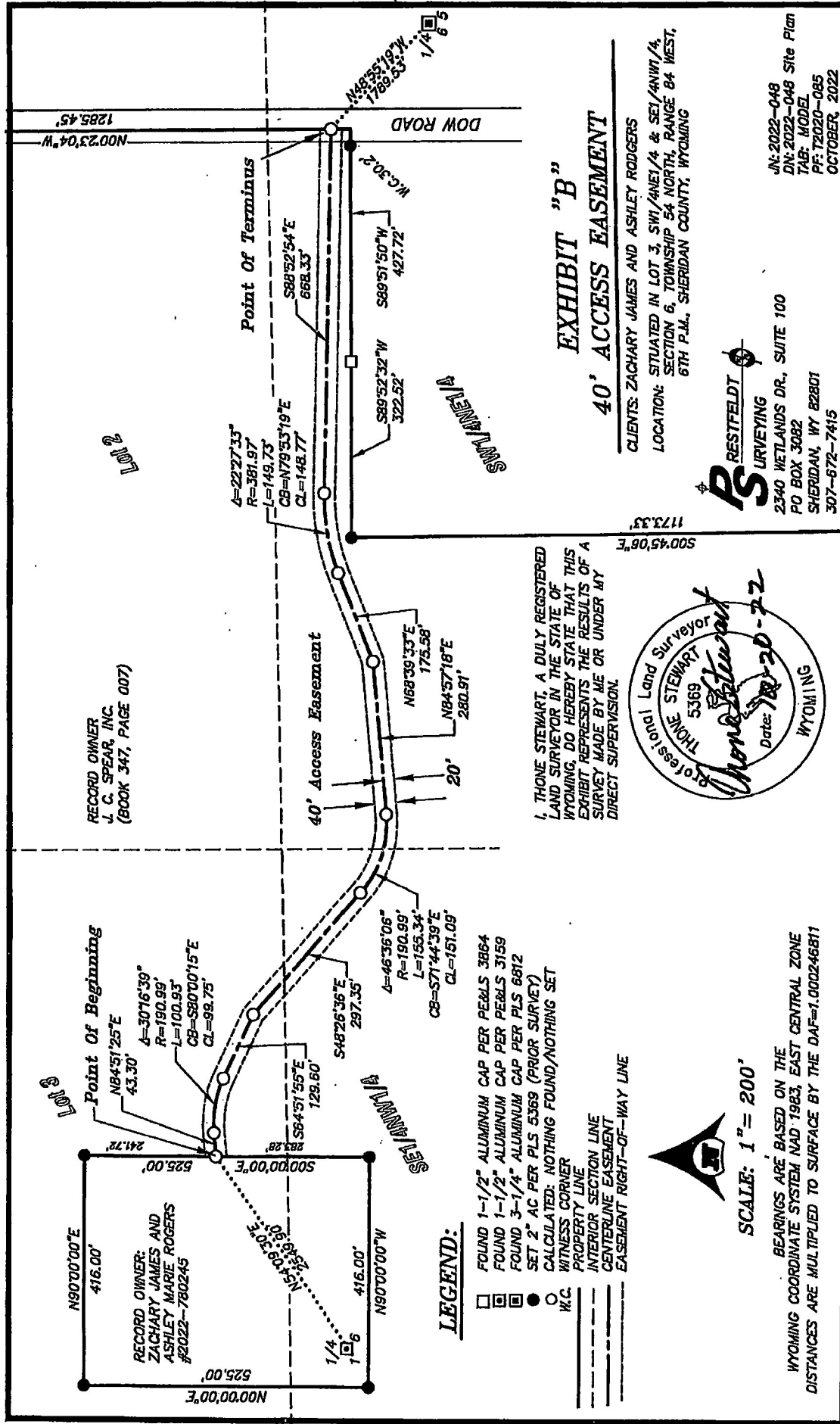


EXHIBIT "A"

An access easement forty (40) feet wide, twenty (20) feet each side of a centerline situated in Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 6, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline described as follows:

Commencing at the west quarter corner of said Section 6 (monumented with a 1 $\frac{1}{2}$ " aluminum cap per PE&LS 3159); thence N54°09'30"E, 2549.90 feet to the **POINT OF BEGINNING**, lying on the east line of a tract of land recorded in document #2022-780245; thence along said centerline the following courses;
thence N84°51'25"E, 43.30 feet;
thence through a curve to the right having a delta of 30°16'39", radius of 190.99 feet, length of 100.93 feet, chord bearing S80°00'15"E and chord length of 99.75 feet;
thence S48°26'36"E, 297.35 feet;
thence through a curve to the left having a delta of 46°36'06", radius of 190.99 feet, length of 155.34 feet, chord bearing S71°44'39"E and chord length of 151.09 feet;
thence N84°57'18"E, 280.91 feet;
thence N68°39'33"E, 175.58 feet;
thence through a curve to the right having a delta of 22°27'33", radius of 381.97 feet, length of 149.73 feet, chord bearing N79°53'19"E and chord length of 148.77 feet;
thence S88°52'54"E, 668.33 feet **POINT OF TERMINUS**, being N48°55'19"W, 1789.53 feet from the east quarter corner of said Section 6 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 6812).

Bearings are based on the Wyoming Coordinate System, NAD83, East Central Zone.
Distances are multiplied to surface by the Surface Adjustment Factor of 1.000246811.



I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS EXHIBIT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

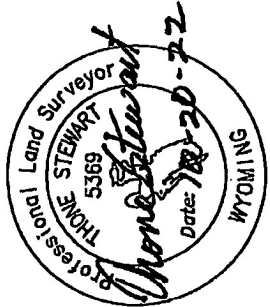


EXHIBIT "B" **40' ACCESS EASEMENT**

CLIENTS: ZACHARY JAMES AND ASHLEY ROGERS
LOCATION: SITUATED IN LOT 3, SW1/4NE1/4 & SE1/4NW1/4, SECTION 6, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2022-048
DN: 2022-048 Site Plan
TAB: MODEL
PF: T2020-085
OCTOBER, 2022



Exhibit B

Re: Zachary James and Ashley Marie Rogers

A tract of land located in Lot 3, SE¼NW¼ Section 6, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, being part of land described in Book 347 of Deeds, Page 7; being more particularly described as follows:

Commencing at the west corner of said Section 6 (Monumented with a 1½" Aluminum Cap per PE&LS 3159); thence N53°46'04"E, 2046.85 feet to the **POINT OF BEGINNING** of said tract, said point being monumented with a 2" Aluminum Cap per PLS 5369;

thence N00°00'00"E, 525.00 feet along the west line of said tract to a 2" Aluminum Cap per PLS 5369;

thence N90°00'00"E, 416.00 feet along the north line of said tract to a 2" Aluminum cap per PLS 5369;

thence S00°00'00"E, 525.00 feet along the east line of said tract to a 2" Aluminum Cap per PLS 5369;

thence N90°00'00"W, 416.00 feet along the south side of said tract to the **POINT OF BEGINNING**.

Containing 5.00 Acres of land, more or less.

Bearings are based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Distances are multiplied to surface by the adjustment factor of 1.000246811.

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NO. 2022-783176 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301
SHERIDAN WY 82801