

ACCESS EASEMENT FOR BLACK TOOTH RANCH TRACTS

Excalibur Construction, Inc., a Wyoming corporation, 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 a private, non-exclusive access easement over and across those Sixty Foot (60') wide strips of land labeled as easements on, and more specifically described in, that Survey recorded as Instrument No. 2021-774272, Survey A No. 642, in the Sheridan County Clerk's Office, Sheridan County, Wyoming, which is incorporated herein by reference (herein the "Easement Routes").

SEE EXHIBIT "A" ATTACHED HERETO

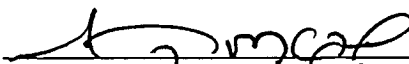
Grant of Easement For Benefit of Adjacent Lands. Grantor grants this easement across said Easement Routes to and for the benefit of all of those 80+ acre tracts of real property commonly referred to as "Black Tooth Ranch", more specifically described on that Survey recorded as Survey A No. 645, in the Sheridan County Clerk's Office, Sheridan County, Wyoming, which is incorporated herein by reference (herein "Black Tooth Ranch").

Intent and Purpose of Easement. Grantor's intent and purpose of this easement is to provide appurtenant rights to access to and from each and every of the tracts of Black Tooth Ranch, and to provide a non-exclusive right of ingress and egress over and across the Easement Route. Grantor reserves all other rights in the Easement Routes.

The Easement Routes shall be maintained privately and is not a public right of way. Neither Grantor, nor its successor owners of the Tracts of Black Tooth Ranch, shall bear any responsibility or liability to any person or entity using the Easement Routes by reason of this easement. This easement shall run with the land.

WITNESS my hand this 1 day of June, 2022.

Excalibur Construction, Inc.,



Andrew J. McFaul, President

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 1st day of June, 2022 by Andrew J. McFaul, President of Excalibur Construction, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

My Commission expires: 5-13-28


Signature of Notarial Officer

Title: Notary Public

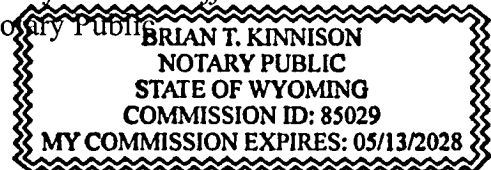


EXHIBIT "A"

ACCESS EASEMENT LEGAL DESCRIPTION

A SIXTY (60) FOOT WIDE EASEMENT FOR ROAD ACCESS PURPOSES LYING THIRTY (30) FEET ON EACH SIDE OF A CENTERLINE LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER (N½NE¼) OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 84 WEST, THE NORTH HALF OF THE NORTH HALF (N½N½) OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 83 WEST, ALSO IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼) OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 84 WEST, ALSO IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼SW¼), THE EAST HALF OF THE SOUTHWEST QUARTER (E½SW¼), THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼SE¼) OF SECTION 30, TOWNSHIP 57 NORTH, RANGE 83 WEST, ALSO IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼), THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼SW¼) AND THE WEST HALF (W½) OF SECTION 31, TOWNSHIP 57 NORTH, RANGE 83 WEST, ALSO IN NORTHWEST QUARTER (NW¼), THE SOUTH HALF OF THE SOUTH HALF (S½S½), AND NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼) OF SECTION 32, TOWNSHIP 57 NORTH, RANGE 83 WEST, ALL IN THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

NORTHERN EASEMENT:

COMMENCING AT A POINT ON THE CENTERLINE OF BEATTY GULCH ROAD, LYING N 10°05'12" W, 1836.74 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30, MONUMENTED WITH A BRASS CAP PER BLM SURVEY, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT CENTERLINE; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 150.00 FEET, A CENTRAL ANGLE OF 28°38'55", A CHORD BEARING OF N 86°38'48" E, AND A CHORD DISTANCE OF 148.45 FEET; THENCE N 68°01'57" E, 216.37 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 302.39 FEET, A CENTRAL ANGLE OF 43°18'50", A CHORD BEARING OF N 89°41'21" E, AND A CHORD DISTANCE OF 295.24 FEET; THENCE S 68°39'14" E, 394.01 FEET; THENCE S 64°20'54" E, 517.76 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 285.28 FEET, A CENTRAL ANGLE OF 21°47'39", A CHORD BEARING OF S 53°27'04" E, AND A CHORD DISTANCE OF 283.57 FEET; THENCE S 42°33'15" E, 25.42 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼SW¼) OF SAID SECTION 30, LYING N 87°36'30" E, 95.58 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼SW¼), SAID SECTION 30; THENCE S 42°33'15" E, 239.40 FEET; THENCE S 49°40'35" E, 173.74 FEET; THENCE S 54°01'11" E, 189.07 FEET; THENCE S 56°10'00" E, 346.32 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 170.90 FEET, A CENTRAL ANGLE OF 23°02'23", A CHORD BEARING OF S 44°38'48" E, AND A CHORD DISTANCE OF 169.75 FEET; THENCE S 33°07'37" E, 309.89 FEET; THENCE S 37°53'14" E, 116.44 FEET; THENCE S 41°13'03" E, 246.21 FEET TO A POINT LYING N 21°38'43" E, 23.92 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S 38°07'25" E, 76.87 FEET; THENCE S 32°09'51" E, 271.68 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 170.66 FEET, A CENTRAL ANGLE OF 19°33'21", A CHORD BEARING OF S 41°56'31" E, AND A CHORD DISTANCE OF 169.83 FEET; THENCE S 51°43'11" E, 93.25 FEET; THENCE S 50°47'34" E, 304.83 FEET; THENCE S 57°05'39" E, 352.70 FEET; THENCE S 52°24'55" E, 227.28 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 106.93 FEET, A CENTRAL ANGLE OF 12°15'11", A CHORD BEARING OF S 58°32'31" E, AND A CHORD DISTANCE OF 106.72 FEET; THENCE S 64°40'06" E, 139.48 FEET TO A POINT AT WHICH SAID EASEMENT BIFURCATES INTO A SOUTHERN EASEMENT AND AN EASTERN EASEMENT (BIFURCATION POINT A), LYING S 49°28'29" W, 1775.53 FROM THE NORTHEAST CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY, SUBJECT EASEMENT BEING +/- 5427.02 FEET IN LENGTH (+/- 328.91 RODS); EASEMENT CENTERLINE CONTINUING AS DESCRIBED AS FOLLOWS;

EASTERN EASEMENT:

THENCE N 73°18'54" E, 172.62 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 85.22 FEET, A CENTRAL ANGLE OF 19°31'54", A CHORD BEARING OF N 63°32'57" E, AND A CHORD DISTANCE OF 84.81 FEET; THENCE N 53°47'00" E, 375.10 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 279.85 FEET, A CENTRAL ANGLE OF 64°08'17", A CHORD BEARING OF N 85°51'09" E, AND A CHORD DISTANCE OF 265.47 FEET; THENCE S 62°04'43" E, 255.45 FEET; THENCE S 59°16'10" E, 177.61 FEET; THENCE S 56°04'13" E, 284.59 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 172.64 FEET, A CENTRAL ANGLE OF 98°54'58", A CHORD BEARING OF N 74°28'18" E, AND A CHORD DISTANCE OF 151.99 FEET; THENCE N 25°00'50" E, 105.67 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 150.44 FEET, A CENTRAL ANGLE OF 95°46'32", A CHORD BEARING OF N 72°54'06" E, AND A CHORD DISTANCE OF 133.53 FEET; THENCE S 59°12'38" E, 212.54 FEET; THENCE S 65°22'30" E, 501.63 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 135.07 FEET, A CENTRAL ANGLE OF 30°57'17", A CHORD BEARING OF S 80°51'08" E, AND A CHORD DISTANCE OF 133.43 FEET; THENCE N 83°40'13" E, 151.64 FEET TO A POINT, LYING S 44°23'45" E, 1877.29 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY; THENCE N 83°40'13" E, 19.32 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 232.45 FEET, AN ARC LENGTH OF 67.42 FEET, A CENTRAL ANGLE OF 16°37'06", AND A CHORD BEARING OF N 75°05'40" E, AND A CHORD DISTANCE OF 67.18 FEET; THENCE N 68°45'39" E, 876.91 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 355.59 FEET, AN ARC LENGTH OF 122.71 FEET, A CENTRAL ANGLE OF 19°46'19", AND A CHORD BEARING OF N 80°21'26" E, AND A CHORD DISTANCE OF 122.10 FEET; THENCE S 89°02'02" E, 701.20 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 649.14 FEET, AN ARC LENGTH OF 159.27 FEET, A CENTRAL ANGLE OF 14°03'29", AND A CHORD BEARING OF N 81°13'49" E, AND A CHORD DISTANCE OF 158.87 FEET; THENCE N 74°16'11" E, 601.82 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET, BEING THE POINT OF

TERMINUS OF SAID EASTERN EASEMENT, SAID POINT LYING S 53°07'43" E, 1468.42 FEET FROM THE NORTH QUARTER CORNER (N¼) SAID SECTION 31, BEING MONUMENTED WITH A 3.25" BLM BRASS CAP SUBJECT EASEMENT BEING +/- 3398.52 FEET IN LENGTH (+/- 205.97 RODS)

SOUTHERN EASEMENT:

BEGINNING AT ABOVE MENTIONED BIFURCATION POINT A, THENCE S 64°40'06" E, 41.03 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 342.47 FEET, A CENTRAL ANGLE OF 71°21'11", A CHORD BEARING OF S 28°59'31" E, A CHORD DISTANCE OF 320.76 FEET; THENCE S 06°40'49" W, 1265.09 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1011.44 FEET, AN ARC LENGTH OF 121.55 FEET, A CENTRAL ANGLE OF 06°53'07", A CHORD BEARING OF S 03°14'15" W, AND A CHORD DISTANCE OF 121.47 FEET; THENCE S 00°12'18" E, 1303.09 FEET TO A POINT AT WHICH SAID EASEMENT BIFURCATES INTO A WESTERN EASEMENT AND A SOUTHEASTERN EASEMENT (BIFURCATION POINT B), SAID POINT LYING S 42°49'04" W, 1936.79 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY, SUBJECT EASEMENT BEING +/- 3073.10 FEET IN LENGTH (+/- 186.25 RODS), EASEMENT CENTERLINES CONTINUING AS DESCRIBED AS FOLLOWS;

WESTERN EASEMENT:

THENCE S 89°21'56" W, 1095.30 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 62.39 FEET, A CENTRAL ANGLE OF 71°29'17", A CHORD BEARING OF S 53°37'17" W, AND A CHORD DISTANCE OF 58.42 FEET; THENCE S 17°52'38" W, 189.77 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 80.59 FEET, A CENTRAL ANGLE OF 23°05'16", A CHORD BEARING OF S 06°20'00" W, AND A CHORD DISTANCE OF 80.05 FEET; THENCE S 05°12'38" E, 102.08 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 114.74 FEET, A CENTRAL ANGLE OF 37°34'01", A CHORD BEARING OF S 13°34'22" W, AND A CHORD DISTANCE 112.70 FEET; THENCE S 32°21'23" W, 114.69 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 120.24 FEET, A CENTRAL ANGLE OF 27°33'25", A CHORD BEARING OF S 18°34'40" W, AND A CHORD DISTANCE OF 119.08 FEET; THENCE S 04°47'58" W, 307.28 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 170.01 FEET, A CENTRAL ANGLE OF 55°39'37", A CHORD BEARING OF S 32°37'47" W, AND A CHORD DISTANCE OF 163.40 FEET; THENCE S 60°27'35" W, 327.66 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 368.89 FEET, AN ARC LENGTH OF 606.58 FEET, A CENTRAL ANGLE OF 94°12'49", A CHORD BEARING OF S 13°21'11" W, AND A CHORD DISTANCE OF 540.51 FEET; THENCE S 33°45'13" E, 107.21 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50', SAID POINT BEING THE POINT OF TERMINUS OF SUBJECT EASEMENT AND LYING S 34°38'16" W, 779.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY. SUBJECT EASEMENT BEING +/- 5608.83 FEET IN LENGTH (+/- 339.92 RODS)

SOUTHEASTERN EASEMENT:

BEGINNING AT ABOVE MENTIONED BIFURCATION POINT B, THENCE S 00°12'18" E, 639.00 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 126.68 FEET, A CENTRAL ANGLE OF 29°01'58", A CHORD BEARING OF S 14°43'17" E, AND A CHORD DISTANCE OF 125.33 FEET; THENCE S 29°14'16" E, 512.08 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 186.60 FEET; A CENTRAL ANGLE OF 61°05'36", A CHORD BEARING OF S 59°47'04" E, AND A CHORD DISTANCE OF 177.88 FEET; THENCE N 89°40'08" E, 887.80 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY; THENCE N 89°40'08" E, 275.79 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1699.63 FEET, AND AN ARC LENGTH OF 485.80 FEET, A CENTRAL ANGLE OF 16°22'36", AND A CHORD BEARING OF S 82°08'31" E, AND A CHORD DISTANCE OF 484.15 FEET; THENCE S 73°57'15" W, 604.48 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 698.77 FEET, AN ARC LENGTH OF 642.36 FEET, A CENTRAL ANGLE OF 52°40'12", AND AN CHORD BEARING OF N 79°42'40" E, AND A CHORD DISTANCE OF 619.98 FEET; THENCE N 53°20'55" E, 30.32 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 164.35 FEET, AN ARC LENGTH OF 152.51 FEET, A CENTRAL ANGLE OF 53°10'05", AN CHORD BEARING OF N 79°39'22" E, AND A CHORD DISTANCE OF 147.10 FEET; THENCE S 74°04'26" E, 212.25 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 342.38 FEET, AN ARC LENGTH OF 467.80 FEET, A CENTRAL ANGLE OF 78°17'04", AN CHORD BEARING OF N 66°42'17" E, AND A CHORD DISTANCE OF 432.25 FEET; THENCE N 27°29'00" E, 157.49 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 146.51 FEET, AN ARC LENGTH OF 208.96 FEET, A CENTRAL ANGLE OF 81°43'04", AN CHORD BEARING OF N 68°19'44" E, AND A CHORD DISTANCE OF 191.69 FEET; THENCE S 70°49'32" E, 473.62 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 707.24 FEET, AN ARC LENGTH OF 240.00 FEET, A CENTRAL ANGLE OF 19°26'37", AN CHORD BEARING S 80°33'15" E, AND A CHORD DISTANCE OF 238.85 FEET; THENCE N 89°38'52" E, 423.62 FEET; THENCE N 00°30'33" W, 20.00 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET; SAID POINT BEING THE POINT OF TERMINUS SAID EASEMENT AND LYING N 84°31'02" E, 559.12 FEET FROM THE NORTH EAST CORNER OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 83 WEST, SUBJECT EASEMENT BEING +/- 6747.13 FEET IN LENGTH (+/- 408.93 RODS)

NO. 2022-778997 EASEMENT

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