

EASEMENT

This Easement is made and entered into by and between **Mark Andrew Kramer, as the duly appointed Personal Representative of the Estate of Mary Joan Kramer in the Fourth Judicial District, County of Sheridan, State of Wyoming (2024-CV-0000289)** and pursuant to the power granted in the Last Will and Testament of Mary Joan Kramer, dated November 20, 2003 ("Grantor") and Douglas R. Anesi, Trustee of the Douglas R. Anesi Revocable Trust, dated May 30, 1998, and any amendments thereto of 120 North Park Road Sheridan ("Grantee") (individually as a "Party" and together as the "Parties").

RECITALS

- A. Grantor owns the lands described on the attached **Exhibit A** ("Tract A Lands") and Grantee owns the lands described on attached **Exhibit B** ("Tract B Lands").
- B. Grantor desires to grant an easement to Grantee on certain of the Tract A Lands, as more particularly described on the attached **Exhibit C** (the "Easement Area").

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Grant of Easement.** Grantor hereby grants, bargains, sells, and conveys to Grantee, a perpetual non-exclusive easement for access and utilities in the Easement Area (the "Easement").
2. **Scope and of Purpose Easement.** The Easement is perpetual and non-exclusive. The Easement shall provide Grantee with ingress and egress to the Tract B Lands. Grantee shall have the right to install, maintain, and repair utilities, including irrigation pipelines, within the Easement Area. Grantee shall have the right to the whole of the Easement Area to exercise the rights granted hereunder, including but not limited to the right to construct roads.
3. **Benefitted and Burdened Lands.** The Easement burdens the Tract A Lands and benefits the Tract B Lands. The Easement shall run with the Tract B Lands and shall be for the benefit of Grantee, as well as its heirs, successors, and assigns.
4. **Reservations by Party One.** Grantor hereby reserves the right to install and maintain buried utilities within the Easement Area, including but not limited to the right to install an underground irrigation pipeline. Grantor hereby reserves all other rights to the Easement Area, only to the extent the same does not interfere with the rights granted to Grantee hereunder. Notwithstanding the foregoing, Grantor may not place any fences within the Easement Area.
5. **Indemnification.** Grantee shall indemnify, defend, and hold Grantor harmless of and from all claims arising from the use of the Easement by Grantee and its guests or invitees.
6. **Binding Effect.** This agreement shall be binding upon the Parties hereto, and their respective successors and assigns.
7. **Governing Law.** This agreement shall be governed and construed in accordance with the laws of the State of Wyoming, and the sole and exclusive jurisdiction and venue of conflict arising hereunder shall the State Courts of the State of Wyoming in and for Sheridan County, Wyoming.

DATED effective as of the date of the last signature hereto.

[Signature Pages Follow]



GRANTOR:

**Estate of Mary Joan Kramer in the Fourth
Judicial District, County of Sheridan, State of
Wyoming (2024-CV-0000289)**

By: Mark Andrew Kramer
Mark Andrew Kramer, as the duly
appointed Personal Representative of
the Estate of Mary Joan Kramer in the
Fourth Judicial District, County of
Sheridan, State of Wyoming (2024-CV-
0000289)

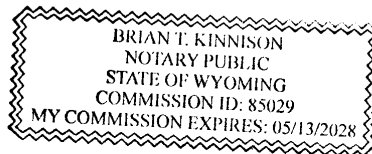
STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on this 7th day of November
2025, by **Mark Andrew Kramer, as the duly appointed Personal
Representative of the Estate of Mary Joan Kramer in the Fourth Judicial District,
County of Sheridan, State of Wyoming (2024-CV-0000289).**

WITNESS my hand and official seal.

Brian T. Kinnison
Notary Public

My Commission Expires: 5-13-28





GRANTEE:

**Douglas R. Anesi Revocable Trust, dated May
30, 1998, and any amendments thereto**

By: *Douglas R. Anesi Trustee*
Douglas R. Anesi, Trustee

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on this 7th day of November
2025, by **Douglas R. Anesi, Trustee of the Douglas R. Anesi
Revocable Trust, dated May 30, 1998, and any amendments thereto.**

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 5-13-28

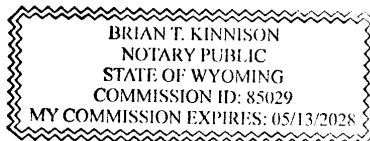


Exhibit A
Tract A Lands

A tract of land situated in the E½E½ of Section 5, Township 55 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 5 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S89°59'49"W, 96.51 feet along the south line of said Section 5 to the **POINT OF BEGINNING** of said tract; thence, continue S89°59'49"W, 1237.69 feet along said south line of Section 5 to a point, said point being the southwest corner of said E½E½ (Monumented with a 2" Aluminum Cap per PLS 6812); thence N02°26'54"W, 30.74 feet along the west line of said E½E½ to a point, said point being the southwest corner of a tract of land described in Document Number 2022-780727 and lying on the north right-of-way line of Carbon Hill Road (Monumented with a 2" Aluminum Cap per PLS 6812); thence S89°58'17"E, 270.22 feet along the south line of said tract described in Document Number 2022-780727 and the north right-of-way line of said Carbon Hill Road to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N02°27'07"W, 791.95 feet along the east line of said tract described in Document Number 2022-780727 to a point, said point being the northeast corner of said tract described in Document Number 2022-780727 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N83°28'54"W, 273.26 feet along the north line of said tract described in Document Number 2022-780727 to a point, said point being the northwest corner of said tract described in Document Number 2022-780727 and lying on said west line of the E½E½ (Monumented with a 2" Aluminum Cap per PLS 6812); thence N02°26'54"W, 467.90 feet along said west line of the E½E½ to a point, said point being the southwest corner of the NE¼SE¼, Section 5 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N02°26'54"W, 1321.53 feet along said west line of the E½E½ to a point, said point being the northwest corner of said NE¼SE¼ (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N00°03'40"W, 2721.16 feet along said west line of the E½E½ to a point, said point being the northwest corner of said E½E½ (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N89°14'15"E, 1271.93 feet along the north line of said E½E½, Section 5 to a point, said point being the northeast corner of said Section 5 (Monumented with a 3¼" Brass Cap per PLS 529); thence S00°28'09"E, 2738.32 feet along the east line of said Section 5 to a point, said point being the northeast corner of said NE¼SE¼, Section 5 (Monumented with a 3¼" Brass Cap per PLS 529); thence S03°22'35"E, 1322.50 feet along said east line of Section 5 to a point, said point being the southeast corner of said NE¼SE¼, Section 5 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°48'29"W, 1290.31 feet to a point, said point lying on said north right-of-way line of Carbon Hill Road (Monumented with a 2" Aluminum Cap per PLS 19344); thence, continue S00°48'29"W, 30.04' to the **POINT OF BEGINNING** of said tract.

Said tract contains 153.42 acres of land, more or less.

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

Exhibit B
Tract B Lands

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S89°59'49"W, 96.51 feet along the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point; thence N00°48'29"E, 30.04 feet to a point, said point lying on the north right-of-way line of Carbon Hill Road (Monumented with a 2" Aluminum Cap per PLS 19344); thence, continue N00°48'29"E, 1290.31 feet to a point, said point being the northwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°33'41"E, 31.62 feet along the north line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point lying on the west right-of-way line of Upper Road (AKA County Road No. 113) (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°33'41"E, 60.29 feet along said north line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point lying on the east right-of-way line of said Upper Road (AKA County Road No. 113) (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°33'41"E, 1266.76 feet along said north line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point being the northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 5369); thence S01°59'10"E, 1326.52 feet along the east line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point being the northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 9 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S00°14'32"E, 1302.14 feet along the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point, said point lying on the north right-of-way line of North Park Road (AKA County Road No. 1249) (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue S00°14'32"E, 33.86 feet along said east line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point, said point being the southeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 5369); thence S89°41'40"W, 1336.00 feet along the south line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point, said point being the southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N00°09'16"E, 1338.23 feet along the west line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract. **EXCEPTING** therefrom a tract of land described in Quitclaim Deed, Dated July 2, 1987, in Book 312 of Deeds, Page 159 as Recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming.

Said tract contains 80.05 acres of land, more or less.

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

Exhibit C
Easement Area

An easement situated in the SW¼SW¼ of Section 4, and the SE¼SE¼ of Section 5, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:

Commencing at the southeast corner of said Section 5 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N44°40'20"W, 42.18 feet to the **POINT OF BEGINNING** of said easement, said point being the intersection of the north right-of-way line of Carbon Hill Road and the west right-of-way line of Upper Road (AKA County Road No. 113); thence N89°58'17"W, 66.43 feet along said north right-of-way line of Carbon Hill Road to a point; thence, leaving said north right-of-way line N00°48'29"E, 1290.31 feet to a point, said point being the northwest corner of said SW¼SW¼, Section 4; thence N89°33'41"E, 31.62 feet along the north line of said SW¼SW¼, Section 4 to a point, said point lying on said west right-of-way line of Upper Road (AKA County Road No. 113); thence S06°06'16"E, 100.18 feet along said west right-of-way line to a point; thence, along said west right-of-way line through a curve to the right, having a central angle of 06°45'54", a radius of 2834.79 feet, an arc length of 334.71 feet, a chord bearing of S02°43'19"E, and a chord length of 334.51 feet to a point; thence S00°39'49"W, 856.77 feet along said west right-of-way to the **POINT OF BEGINNING** of said easement.

Said access, utility, and underground irrigation pipeline easement contains 1.81 acres of land, more or less.

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

NO. 2025-803280 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801