

EASEMENT DEED

ROBERT T. TATE and AILEEN M. TATE, husband and wife, and **HARDY H. TATE**, all of Sheridan County, State of Wyoming, Grantors, convey unto **MIMI S. TATE**, a single person, Grantee, whose address is 1091 Beckton Road, Sheridan, Wyoming 82801, and her successors and assigns, the sixty (60) foot easements more particularly described on Exhibits "A" and "B", attached hereto and incorporated herein by reference, which easements shall be appurtenant to, and for the purposes of ingress and egress to, the following described property which the Grantee owns or may hereafter acquire:

PARCEL 1:

That portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said portion lying north and west of the following described line:

Commencing at the northeast corner of Section 30, Township 56 North, Range 85 West; thence S33°30'53"W, 9373.42 feet to the **POINT OF BEGINNING** of said line, said point lying on a north-south fence line; thence, leaving said fence line, N83°27'22"E, 883.18 feet along said line to a point; thence N86°36'48"E, 618.86 feet along said line to a point; thence S02°12'52"E, 185.24 feet along said line to a point; thence S68°00'17"E, 223.11 feet along said line to a point; thence N59°43'30"E, 218.57 feet along said line to a point; thence S87°55'53"E, 813.90 feet along said line to a point; thence N82°28'46"E, 240.98 feet along said line to a point; thence S86°20'41"E, 196.60 feet along said line to a point; thence S81°20'45"E, 303.67 feet along said line to a point; thence N21°07'06"E, 488.75 feet along said line to a point; thence N06°16'17"W, 817.25 feet along said line to the **POINT OF TERMINUS** of said line, said point lying on an east-west fence line and being S13°55'21"W, 6824.56 feet from said northeast corner of Section 30.

Basis of Bearings is Wyoming State Plane (East Central Zone).

PARCEL 2:

A parcel of land situated in Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the northeast corner of Section 30, Township 56 North, Range 85 West; thence S17°23'42"W, 8242.63 feet to the **POINT OF BEGINNING** of said parcel; thence N87°55'53"W, 301.98 feet to a point; thence S00°57'53"W, 168.74 feet to a point; thence S89°56'37"E, 296.14 feet to a point; thence S03°04'29"W, 89.98 feet to a point; thence S68°16'57"E, 120.05 feet to a point; thence S81°17'12"E, 48.87 feet to a point; thence N15°34'54"E, 343.96 feet to a point; thence S82°28'46"W, 240.98 feet to the **POINT OF BEGINNING**.

Said parcel contains 2.48 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

PARCEL 3:

That portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said portion lying north and east of the following described line:

Commencing at the northeast corner of Section 30, Township 56 North, Range 85 West; thence S13 55'21"W, 6824.56 feet to the **POINT OF BEGINNING** of said line, said point lying on an east-west-south fence line; thence S06 16'17"E, 817.25 feet along said south fence line to a point; thence S80 26'38"E, 901.07 feet along an east-west fence line to a point; thence

N84 27'50"E, 239.20 feet along said east-west fence line to a point; thence S34 21'46"E, 123.20 feet along said east-west fence line to a point; thence S72 02'29"E, 194.16 feet along said east-west fence line to a point; thence S86 32'39"E, 291.46 feet along said east-west fence line to the **POINT OF TERMINUS** of said line, said point lying on a north-south fence line and being S00 52'51"E, 7742.98 feet from said northeast corner of Section 30.


Basis of Bearings is Wyoming State Plane (East Central Zone).

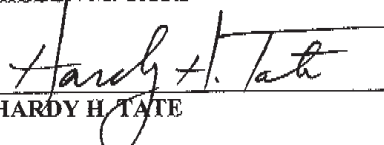
Said fenced area for the parcel contains 37.6 acres of land more or less.

Said grant of easement includes the right to improve the surface of the easement and make all uses of the surface and subsurface strata of the easement for purposes of locating utilities, telephone, fiberoptic, and all other kinds of communication and energy lines and devices appurtenant to the lands described herein.

DATED this 2nd day of October, 2001.


ROBERT T. TATE


AILEEN M. TATE

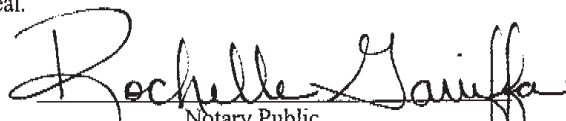

HARDY H. TATE

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 2nd day of October, 2001, by Robert T. Tate and Aileen M. Tate, husband and wife.

WITNESS my hand and official seal.




Notary Public


My Commission expires: _____.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 2nd day of October, 2001, by Hardy H. Tate.

WITNESS my hand and official seal.




Notary Public

My Commission expires: _____.

Exhibit "A"

LEGAL DESCRIPTION

A sixty (60) foot wide access easement, thirty (30) feet each side of the centerline of an existing access road situated in Section 6, Township 55 North, Range 85 West, and the E½ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 6; thence N86°01'54"E, 4497.75 feet to the **POINT OF BEGINNING** of said easement, said point lying on the centerline of the Beckton Road (AKA County Road 89); thence N06°54'29"E, 219.95 feet along the centerline of said existing access road to a point; thence, along said centerline through a curve to the left, having a radius of 104.17 feet, a central angle of 70°23'33", an arc length of 127.99 feet, a chord bearing of N28°17'18"W, and a chord length of 120.09 feet to the curve's end; thence N63°29'04"W, 108.47 feet along said centerline to a point; thence, along said existing centerline, through a curve to the right, having a radius of 229.18 feet, a central angle of 39°40'18", an arc length of 158.69 feet, a chord bearing of N43°38'55"W, and a chord length of 155.54 feet to the curve's end; thence N23°48'46"W, 142.76 feet along said centerline to a point; thence N31°02'14"W, 107.15 feet along said existing centerline to a point; thence N35°38'47"W, 111.96 feet along said centerline to a point; thence N20°05'42"W, 152.60 feet along said centerline to a point; thence N33°10'57"W, 79.71 feet along said existing centerline to a point; thence N46°10'03"W, 95.83 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 358.10 feet, a central angle of 40°27'49", an arc length of 252.90 feet, a chord bearing of N25°56'08"W, and a chord length of 247.67 feet to the curve's end; thence N05°42'14"W, 188.76 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 163.70 feet, a central angle of 51°51'13", an arc length of 148.15 feet, a chord bearing of N31°37'51"W, and a chord length of 143.15 feet to the curve's end; thence N57°33'27"W, 164.35 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 163.70 feet, a central angle of 43°26'25", an arc length of 124.12 feet, a chord bearing of N79°16'40"W, and a chord length of 121.16 feet to the curve's end; thence S79°00'07"W, 93.34 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 114.59 feet, a central angle of 73°01'17", an arc length of 146.04 feet, a chord bearing of N64°29'14"W, and a chord length of 136.36 feet to the curve's end; thence N27°58'36"W, 164.96 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 477.46 feet, a central angle of 25°04'36", an arc length of 208.97 feet, a chord bearing of N40°30'54"W, and a chord length of 207.31 feet to the curve's end; thence N53°03'12"W, 294.08 feet, along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 229.18 feet, a central angle of 82°21'02", an arc length of 329.40 feet, a chord bearing of N11°52'41"W, and a chord length of 301.77 feet to the curve's end; thence N29°17'50"E, 231.94 feet along said centerline to a point; thence N25°15'49"E, 171.44 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 229.18 feet, a central angle of 28°40'19", an arc length of 114.69 feet, a chord bearing of N39°35'58"E, and a chord length of 113.49 feet to the curve's end; thence N53°56'08"E, 373.56 feet along said centerline to a point; thence N57°59'49"E, 253.80 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 173.62 feet, a central angle of 103°58'43", an arc length of 315.09 feet, a chord bearing of N06°00'27"E, and a chord length of 273.59 feet to the curve's end; thence N45°58'55"W, 70.11 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 581.15 feet, a central angle of 66°49'15", an arc length of 677.76 feet, a chord bearing of N12°34'17"W, and a chord length of 640.00 feet to the curve's end; thence N20°50'20"E, 155.90 feet along said centerline to a point; thence N32°17'10"E, 155.22 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 318.31 feet, a central angle of 57°38'30", an arc length of 320.23 feet, a chord bearing of N03°27'54"E, and a chord length of 306.90 feet to the curve's end; thence N25°21'21"W, 109.10 feet along said centerline to a point; thence N16°33'03"W, 849.43 feet along said centerline to a point; thence N08°43'51"W, 312.12 feet along said centerline to a point; thence N07°07'55"W, 1704.74 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 76.39 feet, a central angle of 43°13'42", an arc length of 57.64 feet, a chord bearing of N14°28'56"E, and a chord length of 56.28 feet to the curve's end; thence N36°05'47"E, 340.89 feet along said centerline to a point; thence, along said

centerline, through a curve to the left, having a radius of 50.00 feet, a central angle of $69^{\circ}11'44''$, an arc length of 60.38 feet, a chord bearing of $N01^{\circ}29'55''E$, and a chord length of 56.78 feet to the **POINT OF TERMINUS** of said centerline, said point being $S12^{\circ}19'25''W$, 8050.10 feet from the northeast corner of Section 30, Township 56 North, Range 85 West.

Basis of Bearings is Wyoming State Plane (east Central Zone).

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LEGAL DESCRIPTION

A sixty (60) foot wide easement thirty (30) feet each side of the centerline of an existing access road situated in Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northeast corner of Section 30, Township 56 North, Range 85 West; thence S13°13'35"W, 8444.45 feet to the **POINT OF BEGINNING** of said centerline; thence N58°04'19"W, 74.35 feet along said centerline to a point; thence S86°44'16"W, 73.42 feet along said centerline to a point; thence N81°54'11"W, 79.43 feet along said centerline to a point; thence N68°54'15"W, 167.38 feet along said centerline to the **POINT OF TERMINUS** of said centerline, said point being S15°50'52"W, 8434.46 feet from said northeast corner of Section 30.

Basis of Bearings is Wyoming State Plane (East Central Zone).