

PRIVATE ROAD EASEMENT

Mullinax, Inc., a Wyoming corporation, of 615 Fort Rd., Sheridan, WY 82801 as the fee owner of real property located in Sheridan County, Wyoming ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00 US) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and conveys unto Derek and Tara Murphree, husband and wife, of 180 Burrell Ct., Los Gatos, CA 95033 and Wayne and Jessica Weber, husband and wife, of 19603 Adamson Drive, Grass Valley, CA 95949 ("Grantees") and their successors and assigns, a perpetual non-exclusive eighty-foot (80') wide private road easement as specifically and particularly described in the attached and expressly incorporated Exhibit "A".

The scope and uses of said perpetual non-exclusive private road easement shall be limited to a private access, ingress and egress road to allow the Grantees and their respective family members, employees, invitees and guests ingress and egress access to Grantees' lands for general ranching purposes and, as appropriate, for maintenance of said private road.

Grantees alone shall bear and pay their proportionate share of all reasonable necessary costs of maintenance of said private road.

Said private road easement is expressly intended to run with and burden the Grantor's lands through which they pass as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at a Warranty Deed recorded on May 4, 2022, at Deed Rec. No. 2022-778263.

Said private road easement is expressly intended to run with and benefit the Grantees' lands as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at a Warranty Deed recorded on May 14, 2021, at Deed Rec. No. 2021-769094.

Said easement shall expressly inure to the benefit of all successors and assigns of the Grantees.

Dated this ^u18 day of Oct, 2022

GRANTOR:

Mullinax, Inc.

By: N. Mullinax
Nathan Mullinax, President

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was executed and acknowledged before me on this 8th day of Oct, 2022, by Nathan Mullinax, as an authorized officer and agent for Mullinax, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

Laura J Fink
Notary Public

My Commission Expires: 4-19-28.

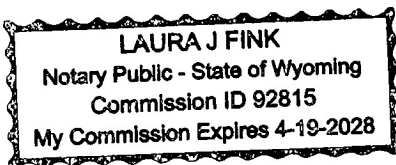


EXHIBIT "A" – Exhibit "1" Private Road Easement Legal Description

EXHIBIT "A" LEGAL DESCRIPTION

Record Owner: Mullinax, Inc.
September 21, 2022

Re: 80.0' Access Easement

A centerline of an eighty (80.0) foot wide access easement, being forty (40.0) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, & NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, and the SE $\frac{1}{4}$ NE $\frac{1}{4}$, & the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 11, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "2"**, attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

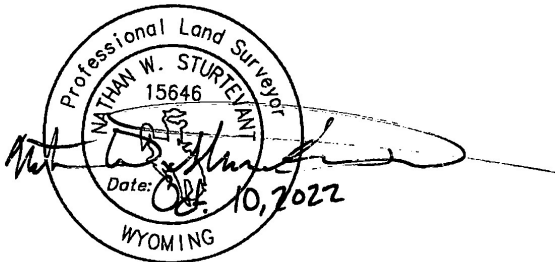
Commencing at the southeast corner of said Section 2 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 5369); thence N66°20'18"W, 3233.59 feet to the **POINT OF BEGINNING** of said easement, said point lying on the southerly line of Wyoming State Highway No. 331; thence S12°12'19"E, 406.46 feet along said centerline to a point; thence S20°56'52"E, 139.56 feet along said centerline to a point; thence S36°44'37"E, 385.52 feet along said centerline to a point; thence S50°43'48"E, 735.69 feet along said centerline to a point; thence S06°22'07"E, 33.33 feet along said centerline to a point, said point lying on the south line of said Section 2; thence S06°22'07"E, 742.73 feet along said centerline to a point; thence S33°57'18"E, 201.98 feet along said centerline to a point; thence S24°27'07"E, 33.70 feet along said centerline to a point; thence S17°18'58"E, 102.02 feet along said centerline to a point; thence S23°47'02"E, 232.11 feet along said centerline to a point; thence S34°11'43"E, 225.76 feet along said centerline to a point; thence, along said centerline through a tangent curve to the left, having a central angle of 14°58'08" a radius of 1245.00 feet, an arc length of 325.27 feet, a chord bearing of S32°54'14"E, and a chord length of 324.34 feet to point; thence, along said centerline through a tangent curve to the left, having a central angle of 05°05'34" a radius of 4920.71 feet, an arc length of 437.37 feet, a chord bearing of S12°09'05"E, and a chord length of 437.23 feet to the **POINT OF TERMINUS** of said easement, said point lying on the east line of a tract of land described in Deed Reception Number 2022-778263, and being N69°33'32"W, 1400.77 feet from the east quarter corner of Section 11.

Said access easement contains 7.41 acres of land, more or less.

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

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.

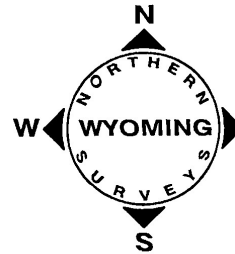


Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

DETAIL
NOT TRUE SCALE

LEGEND:

- ◆ FOUND 2" ALUMINUM CAP PER PLS 5369
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 2" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 5369
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - HIGHWAY RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - CENTERLINE OF 80.0' ACCESS EASEMENT LINE



SCALE: 1"=600'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM,
EAST CENTRAL ZONE

DATUM: NAD 83(2011), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.00024
DISTANCES ARE SURFACE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°58'08"	1245.00'	325.27'	S32°54'14"E	324.34'
C2	5°05'34"	4920.71'	437.37'	S12°09'05"E	437.23'

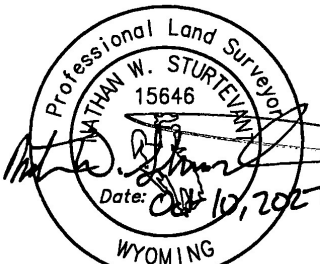
LINE TABLE

LINE	BEARING	LENGTH
L1	S12°12'19"E	406.46'
L2	S20°56'52"E	139.56'
L3	S36°44'37"E	385.52'
L4	S50°43'48"E	735.69'
L5	S06°22'07"E	33.33'
L6	S06°22'07"E	742.73'
L7	S33°57'18"E	201.98'
L8	S24°27'07"E	33.70'
L9	S17°18'58"E	102.02'
L10	S23°47'02"E	232.11'
L11	S34°11'43"E	225.76'
L12	S09°16'29"E	56.75'
L13	S01°15'55"E	123.48'
L14	S17°01'00"E	144.04'
L15	S10°07'00"E	182.48'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

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



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

80.0' ACCESS EASEMENT

CLIENT: MULLINAX, INC.
P.O. BOX 2044
SHERIDAN, WY 82801

LOCATION: SW1/4SE1/4 & SE1/4SW1/4, SECTION 2,
W1/2NE1/4, SECTION 11, TOWNSHIP 55 NORTH,
RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY,
WYOMING



555 W. BURKITT ST.
SHERIDAN, WY 82801

AC: 2020-029
DN: 2020-029 MULL
OCTOBER 7, 2022

NO. 2022-782452 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301
SHERIDAN WY 82801