

## PRIVATE ROAD EASEMENT

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, all jointly and severally as the fee owners of real property located in Sheridan County, Wyoming ("Grantors"), 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 convey jointly unto Mullinax, Inc., a Wyoming corporation, of 615 Fort Rd., Sheridan, WY 82801 and Cameron W. Forbes, of 1 Beckton Drive, Sheridan, WY 82801-9456 ("Grantees"), and their respective 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, for development and operation of a gravel mining and processing site, 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 Grantors' 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 14, 2021, at Deed Rec. No. 2021-769094.

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 4, 2022, at Deed Rec. No. 2022-778263 (Mullinax); Trustee's Warranty Deeds recorded on February 19, 2021 at Deed Rec. No. 2021-766591 and Deed Rec. No. 2021 - 766592; and, a Warranty Deed recorded on January 30, 1996 at Book 378, Page 61, Deed Rec. No: 218399 (Forbes with some current Mullinax lease).

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



Dated this 21 day of October, 2022.

GRANTORS:

Derek Murphree

Tara Murphree

10-25-22

Wayne Weber

10/25/22

Jessica Weber



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On 10/21/2022 before me, Xochitl Villa, Notary Public  
(insert name and title of the officer)

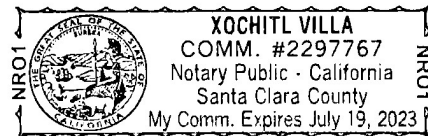
personally appeared Derek Dushane Murphree  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~  
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in  
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Xochitl Villa

(Seal)





## ACKNOWLEDGMENT

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State of California

County of Santa Clara

On 10/21/2022 before me, Xochitl Villa, Notary Public  
(insert name and title of the officer)

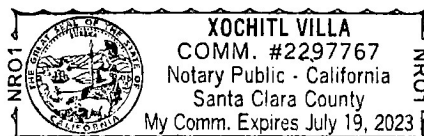
personally appeared Tara Driskill Murphree  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are  
subscribed to the within instrument and acknowledged to me that he ~~she~~ they executed the same in  
~~his~~ her ~~their~~ authorized capacity(ies), and that by his ~~her~~ their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)





## ACKNOWLEDGMENT

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State of California  
County of NEVADA

On Oct 25, 2022 before me, Patrick L. Hauser, Notary  
(insert name and title of the officer)

personally appeared WYDOR H. Weber  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

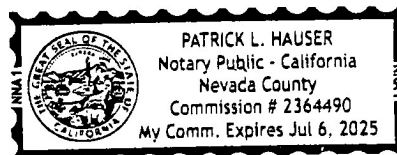
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Patrick L. Hauser

(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of NEVADA

On Oct 25, 2022 before me, Patrick L. Hauser Notary  
(insert name and title of the officer)

personally appeared Jessie H. Weber,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Patrick L. Hauser (Seal)

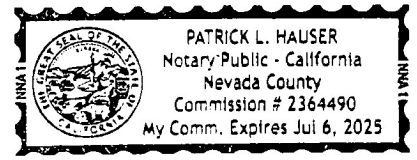


EXHIBIT "A" – Exhibit "2" Private Road Easement Legal Description

## EXHIBIT "A" LEGAL DESCRIPTION

Record Owner: Derek & Tara Murphree, and Wayne & Jessica Weber  
September 21, 2022

Re: 80.0' Access Easement

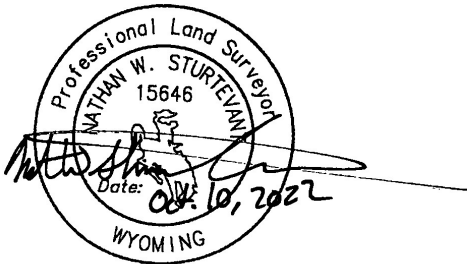
A centerline of an eighty (80.0) foot wide access easement, being forty (40.0) feet each side of the following described centerline situated in the SE¼NE¼ of Section 11, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "2"**, attached hereto and 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 3¼" Aluminum Cap per PLS 5369); thence N69°33'32"W, 1400.77 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of a tract of land described in Deed Reception Number 2021-769094; thence S09°16'29"E, 56.75 feet along said centerline to a point; thence S01°15'55"E, 123.48 feet along said centerline to a point; thence S17°01'00"E, 144.04 feet along said centerline to a point; thence S10°07'00"E, 182.48 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the south line of a tract of land described in Deed Reception Number 2021-769094, and being S89°38'36"W, 1226.50 feet from the east quarter corner of Section 11.

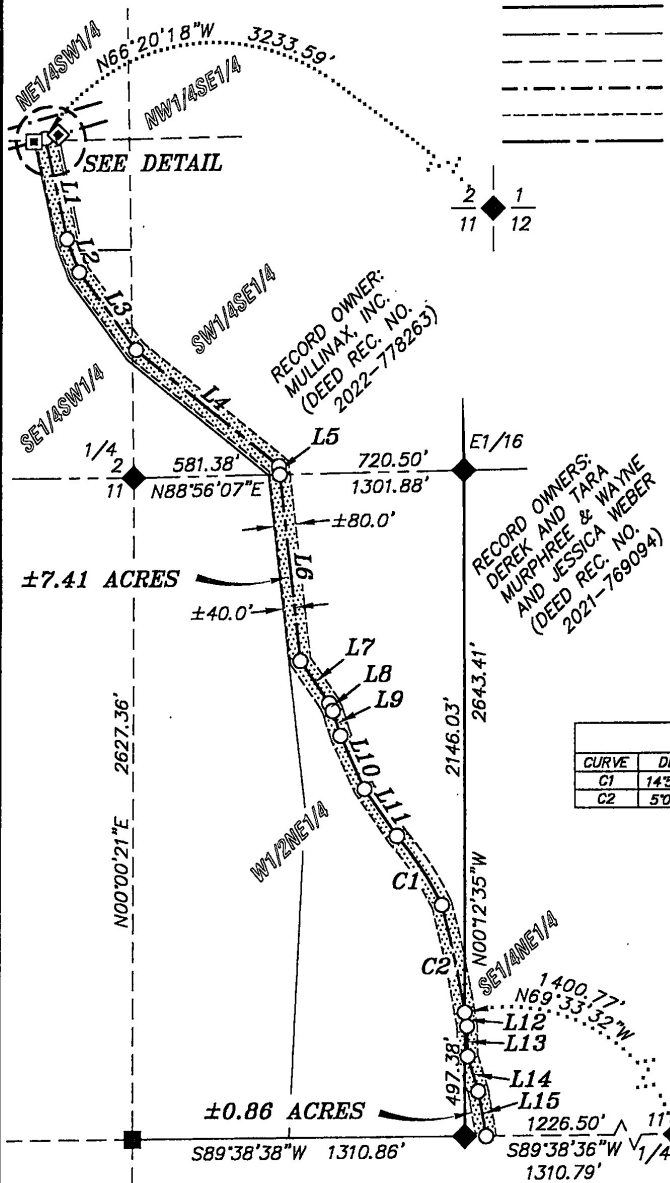
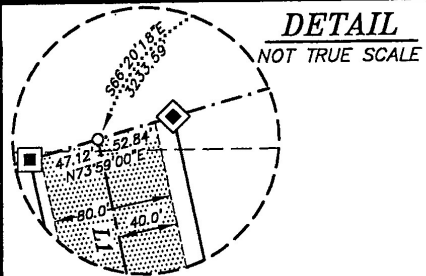
Said access easement contains 0.86 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

### SURVEYOR'S STATEMENT

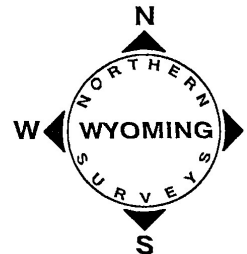
I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



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



- 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



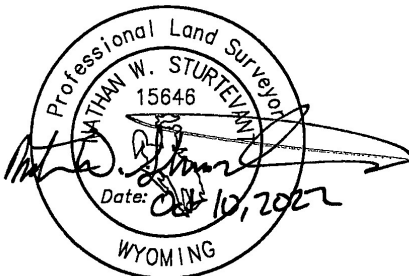
**SCALE: 1"=600'**  
 BEARINGS ARE BASED ON THE  
 WYOMING COORDINATE SYSTEM,  
 EAST CENTRAL ZONE  
 DATUM: NAD 83(2011), NAVD 88 (U.S. SURVEY FEET)  
 DAF: 1.00024  
 DISTANCES ARE SURFACE

CURVE	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	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 : 88  
 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.



**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. 2022-782453 EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WENDT LAND & WENDT LAND, LLP 2161 COFFEEN AVE STE 301  
 SHERIDAN WY 82801

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