

GRANT OF EASEMENT

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE STYX CORPORATION, a Wyoming non-profit corporation, Grantor, of Sheridan, Wyoming, hereby grants, bargains, sells and conveys unto DONALD R. CARROLL and THE GARBER COMPANY, INC., a Wyoming Corporation, both of Sheridan, Wyoming, Grantees, a perpetual, non-exclusive easement, sixty (60) feet in width, for purposes of ingress and egress, which easement is more particularly described on Exhibit "A" attached hereto.

The Easement conveyed hereby crosses and burdens certain lands presently owned by Grantor described as Parcel A of the STYX Subdivision of Sheridan County, Wyoming, located in Sections 21 and 22, T54N/R85W, and is for the benefit of and appurtenant to certain lands presently owned by Grantees, described as the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20, T54N/R85W, Sheridan County, Wyoming.

This Easement shall inure to the benefit of Grantees, and shall be binding upon Grantor, and their respective heirs, successors and assigns, forever, and shall be a covenant that shall run with the land.

DATED this 4th day of April, 1990.

GRANTOR: THE STYX CORPORATION,
A Wyoming Non-Profit Corporation

By Donald R. Carroll
Donald R. Carroll, President

ATTEST:

Phyllis M. Garber
Phyllis M. Garber, Secretary

No
[Corporate Seal]

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 4th day of April, 1990 by Donald R. Carroll, President of the STYX Corporation, a Wyoming non-profit corporation.

WITNESS my hand and official seal.

Susan Lanka
Notary Public

My commission expires: 11-1-91



EXHIBIT "A"

A right-of-way Easement, sixty (60) feet in width, being thirty (30) feet on each side of a centerline described as follows:

Beginning at a point which is on the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 22, T54N/R85W, 6th P.M., and in the center of Styx Road, as such road is described in the STYX Subdivision Plat recorded in Book 1 of Plats at Page 252, Sheridan County, Wyoming,

Thence South 75°05'25" West, 457.82 feet;
Thence North 79°03'18" West, 128.84 feet;
Thence South 55°30'34" West, 279.48 feet;
Thence North 53°22'42" West, 448.33 feet;
Thence North 15°01'56" East, 405.76 feet;
Thence South 73°12'09" West, 339.84 feet;
Thence South 86°29'56" West, 356.75 feet;
Thence South 62°51'56" West, 620.80 feet;
Thence North 01°13'31" East, 413.01 feet;
Thence North 21°36'30" West, 83.99 feet;
Thence North 06°26'58" East, 61.09 feet;
Thence North 40°06'40" West, 154.53 feet;
Thence North 36°07'11" East, 127.50 feet;
Thence North 60°05'11" West, 807.28 feet;
Thence North 23°31'19" West, 517.70 feet;
Thence North 79°65'56" West, 175.69 feet;
Thence South 66°38'06" West, 140.33 feet;
Thence South 45°33'58" West, 371.47 feet;
Thence North 29°47'42" West, 158.52 feet;
Thence North 03°46'48" East, 236.45 feet;
Thence North 04°21'15" West, 214.01 feet;
Thence North 73°46'14" West, 393.28 feet;
Thence North 71°53'53" East, 94.70 feet;
Thence North 06°45'47" West, 270.31 feet;
Thence North 23°05'43" East, 484.43 feet;
Thence South 81°15'33" East, 60.06 feet;
Thence North 28°47'42" East, 316.06 feet;
Thence North 56°36'40" East, 113.59 feet;
Thence North 20°02'00" East, 186.87 feet;
Thence North 01°00'16" West, 382.50 feet;
Thence North 21°55'17" East, 380.82 feet;
Thence North 55°09'39" East, 250.72 feet;
Thence North 19°51'57" West, 208.60 feet;
Thence North 39°19'33" West, 199.19 feet;
Thence North 70°00'43" West, 860.69 feet;
Thence South 81°09'40" West, 196.15 feet;
Thence North 51°20'02" West, 149.37 feet;
Thence South 82°03'55" West, 218.30 feet;
Thence South 69°41'03" West, 262.62 feet;
Thence South 37°16'43" West, 192.41 feet;
Thence South 48°07'32" East, 223.31 feet;
Thence South 20°29'32" East, 190.85 feet;
Thence South 76°26'44" West, 800.00 feet to a point in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 20, T54N/R85W of the 6th P.M., Sheridan County, Wyoming.

All in Sections 20, 21 and 22, T54N/R85W, 6th P.M., Sheridan County, Wyoming.