



IRRIGATION WATERLINE EASEMENT

For value received, **John E. Rice & Sons, Inc.**, a Wyoming corporation ("Grantor"), whose address is P.O. Box 4039, Sheridan, WY 82801, does hereby grant and convey to **Sings With The Eagle, LLC**, a Wyoming limited liability company, whose address is P.O. Box 4064, Sheridan, WY 82801, its successors and assigns ("Grantee"), a nonexclusive irrigation waterline easement ("Easement") on the land described as follows:

See *Exhibit A* attached hereto and incorporated herein by this reference.

Grantor grants to Grantee the Easement identified in **Exhibit A** for the purpose of providing Grantee with the right to operate, maintain, and repair an existing water irrigation pipeline for the purpose of conveying irrigation water to the lands described in **Exhibit B**. Grantee accepts the Easement in "as is" condition, without any responsibility of Grantor for improvement, construction, repairs, or alterations thereto.

The Easement shall be a nonexclusive, perpetual appurtenant easement and shall run with and benefit the land specifically described in **Exhibit B** hereto, which Grantor has conveyed to Grantee.

Grantee acknowledges that this easement is nonexclusive and shall not preclude Grantor from using the existing water irrigation pipeline or from granting the right to other persons and parties to use the pipeline. Grantee agrees to be responsible for the costs of operation and maintenance of the pipeline in proportion to its respective use.

Grantee may not fence the easement area unless otherwise agreed to by Grantor. Grantee shall not cut or damage any fences, cattleguards or other improvements of Grantor. Grantee will not store or park any vehicles or material on the easement. Grantee shall not enter upon, disturb, or otherwise use any land owned by Grantor, its successors and assigns, that is not within the described easement area.

Grantee shall indemnify, defend, and hold harmless Grantor and Grantor's successors, assigns, agents, employees and representatives from any and all claims, demands, or causes of action arising out of the use of the easement area by Grantee or Grantee's invitees or arising out of the granting of this easement. Grantee releases Grantor, its employees, agents, and representatives from any and all liability for damages arising out of Grantee's use of the easement area.

This agreement is binding upon the successors and assigns of the parties. This agreement shall be construed according to the laws of the State of Wyoming.



Dated this 18th day of November, 2021.

GRANTOR:

John E. Rice & Sons, Inc.

By: [Signature]

Title: Vice President

Date: 11/18/2021

GRANTEE:

Sings With the Eagle, LLC

By: [Signature]

Title: member

Date: 11-22-2021

STATE OF ^{NY}WYOMING)
) ss.
 County of ^{KINGS}Sheridan)

The foregoing instrument was acknowledged before me this 18 day of November, 2021, by John Sargent, Vice President of John E. Rice & Sons, Inc.

WITNESS my hand and official seal.

[Signature]
 Notary Public

Christine Blondillo
 Notary Public, State of New York
 No. 01BI6210426
 Qualified in Kings County
 Commission Expires Aug. 17, 2025

My Commission expires: August 17, 2025

STATE OF WYOMING)
) ss.
 County of Sheridan)

The foregoing instrument was acknowledged before me this 22nd day of November, 2021, by James L. Tellis, Member of Sings With the Eagle, LLC. BK

WITNESS my hand and official seal.

[Signature]
 Notary Public

My Commission expires: 5-13-22





**Exhibit A
LEGAL DESCRIPTION
(Irrigation Waterline Easement)**

A TRACT OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

The Thirty-Foot Irrigation Pipe Easement Which Lies Fifteen Feet Left, Right And Parallel To The Following Described Centerline.

**BEGINNING At A Point Which Is Located South 53°13'32" East, A Distance Of 2275.98 Feet From The Northwest Corner Of Said Section 9;
Thence North 63°59'06" East, A Distance Of 5.86 Feet To A Point;
Thence South 85°44'31" East, A Distance Of 55.77 Feet To A Point;
Thence South 59°50'30" East, A Distance Of 33.95 Feet To A Point;
Thence North 89°52'49" East, A Distance Of 118.37 Feet To A Point;
Thence North 87°01'07" East, A Distance Of 157.87 Feet To A Point;
Thence North 40°48'42" East, A Distance Of 233.48 Feet To A Point On The East Right Of Way Of Interstate 90.**



**EXHIBIT B
THE JELLIS**

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST AND THE SOUTHEAST 1/4, SECTION 33 AND THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING On The Southwest Corner Of Said Section 4 Thence With The West Line Of Said Section 4 North 00°29'37" West, A Distance Of 5312.69 Feet To The Northwest Corner Of Said Section 4;

Thence With The North Line Of Said Section 4 North 89°22'45" East, A Distance Of 776.81 Feet To A Point On The East Right Of Way Line Of Interstate 90;

Thence With Said East Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 475.87 Feet, A Radius Of 11623.39 Feet, A Chord Bearing Of North 13°36'44" West, A Chord Length Of 475.84 Feet;

Thence Leaving Said Right Of Way North 87°18'24" East, A Distance Of 1768.64 Feet To A Point Being The Northwest Corner Of The James L. Jellis And Glenda K. Jellis Tract As Described In Book 412, Page 370 As Recorded In The Clerk And Recorder Of Sheridan County, Wyoming;

Thence Continuing With Said Tract South 74°53'28" East, A Distance Of 803.31 Feet To A Point;

Thence Continuing With Said Tract South 06°32'46" West, A Distance Of 1885.94 Feet To A Point;

Thence Continuing With Said Tract North 75°39'20" East, A Distance Of 1120.95 Feet To A Point On The West Right Of Way Of Wyoming State Highway 338 (AKA Decker Road);

Thence With Said West Right Of Way South 07°36'00" East, A Distance Of 1278.08 Feet To The P.C. Of A Curve;

Thence Continuing With Said Right Of Way With A Curve Turning To The Left With An Arc Length Of 175.76 Feet, A Radius Of 681.98 Feet, A Chord Bearing Of South 14°59'00" East, A Chord Length Of 175.28 Feet To The P.T. Of Said Curve;

Thence Continuing With Said Right Of Way South 22°22'00" East, A Distance Of 325.61 Feet To A Point;

Thence Leaving Said Right Of Way South 64°11'12" West, A Distance Of 419.12 Feet To A Point;

Thence North 84°16'35" West, A Distance Of 28.68 Feet To A Point;



Thence North 42°58'24" West, A Distance Of 309.14 Feet To A Point;

Thence North 69°07'59" West, A Distance Of 482.76 Feet To A Point;

Thence North 84°16'40" West, A Distance Of 347.88 Feet To A Point;

Thence South 80°20'05" West, A Distance Of 521.00 Feet To A Point;

Thence South 58°00'22" West, A Distance Of 390.98 Feet To A Point;

Thence North 84°22'25" West, A Distance Of 894.57 Feet To A Point On The East
Right Of Way Of Interstate 90;

Thence South 80°57'32" West, A Distance Of 355.00 Feet To A Point On The West
Right Of Way Of Interstate 90;

Thence With Said West Right Of Way South 09°02'28" East, A Distance Of 1303.10
Feet To The P.C. Of A Curve;

Thence Continuing With Said West Right Of Way With A Curve Turning To The Left
With An Arc Length Of 1043.18 Feet, A Radius Of 5901.45 Feet, A Chord Bearing Of
South 14°06'19" East, A Chord Length Of 1041.83 Feet To A Point On The South
Line Of Said Section 4;

Thence Leaving Said Right Of Way And With The South Line Of Said Section 4
South 89°15'56" West, A Distance Of 1329.42 Feet To The Point Of **Beginning**.

NO. 2021-774353 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109