



ROAD ACCESS 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 road access 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 on **Exhibit A** for the purpose of allowing Grantee a right of ingress and egress over, across, and upon the land identified in **Exhibit A**. 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 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 easement area or the access road or from granting the right to other persons and parties to use the easement area or the access road. Grantee agrees to share in the responsibility for the costs of operation and in keeping the access road in good order and repair in proportion to Grantee's 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 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 ~~WYOMING~~ ^{NY})
County of ~~Sheridan~~ ^{Kings}) ss.

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 Biondolillo
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)
County of Sheridan) ss.

The foregoing instrument was acknowledged before me this 22nd day of November, 2021, by James L. Pellis, member of Sings With The Eagle, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]

Notary Public

My Commission expires: 5-13-22

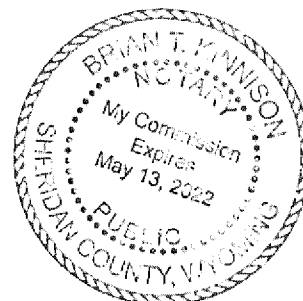




Exhibit A
LEGAL DESCRIPTION
(Access Easement)

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

Beginning At A Point Which Is Located South 67°25'46" East, A Distance Of 3591.02 Feet From The West Quarter Corner Of Said Section 9, Said Point Also Being On The North Right Of Way Of Yellowtail Drive;

Thence With Said North Right Of Way North 67°08'40" West, A Distance Of 30.60 Feet To A Point;
Thence Leaving Said North Right Of Way North 11°31'55" East, A Distance Of 62.81 Feet To A Point;

Thence North 22°51'13" East, A Distance Of 196.37 Feet To A Point;

Thence North 05°58'13" West, A Distance Of 737.63 Feet To A Point;

Thence North 06°23'13" East, A Distance Of 136.66 Feet To A Point;

Thence North 41°40'32" East, A Distance Of 109.99 Feet To A Point;

Thence With A Curve Turning To The Left With An Arc Length Of 41.60 Feet, A Radius Of 25.00 Feet, A Chord Bearing Of North 05°59'40" West, A Chord Length Of 36.96 Feet;

Thence With A Reverse Curve Turning To The Right With An Arc Length Of 675.88 Feet,

A Radius Of 5813.90 Feet, A Chord Bearing Of North 50°20'03" West, A Chord Length Of 675.50 Feet;

Thence North 57°30'10" West, A Distance Of 299.78 Feet To A Point;

Thence North 68°51'50" West, A Distance Of 253.19 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 328.29 Feet,

A Radius Of 330.00 Feet, A Chord Bearing Of South 84°37'53" West, A Chord Length Of 314.92 Feet;

Thence North 33°52'04" West, A Distance Of 10.00 Feet To A Point;

Thence South 56°07'56" West, A Distance Of 147.17 Feet To A Point;

Thence South 45°00'52" West, A Distance Of 186.83 Feet To A Point;

Thence South 42°31'33" West, A Distance Of 119.59 Feet To A Point;

Thence South 36°28'01" West, A Distance Of 146.79 Feet To A Point;

Thence South 52°08'43" West, A Distance Of 204.41 Feet To A Point;

Thence North 37°51'17" West, A Distance Of 40.00 Feet To A Point;

Thence North 52°08'43" East, A Distance Of 198.91 Feet To A Point;

Thence North 36°28'01" East, A Distance Of 143.40 Feet To A Point;

Thence North 42°31'33" East, A Distance Of 122.58 Feet To A Point;

Thence North 45°00'52" East, A Distance Of 120.93 Feet To A Point;

Thence With A Curve Turning To The Left With An Arc Length Of 21.34 Feet, A Radius Of 25.00 Feet, A Chord Bearing Of North 20°33'42" East, A Chord Length Of 20.70 Feet;

Thence North 03°53'28" West, A Distance Of 798.32 Feet To A Point;

Thence With A Curve Turning To The Left With An Arc Length Of 134.19 Feet, A Radius Of 120.00 Feet, A Chord Bearing Of North 35°55'32" West, A Chord Length Of 127.30 Feet;

Thence North 67°57'37" West, A Distance Of 116.30 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 104.72 Feet,

A Radius Of 20.00 Feet, A Chord Bearing Of North 22°02'23" East, A Chord Length Of 20.00 Feet;

Thence South 67°57'37" East, A Distance Of 116.30 Feet To A Point;

Thence With A Curve Turning To The Right With An Arc Length Of 156.55 Feet, A Radius Of 140.00 Feet, A Chord Bearing Of South 35°55'32" East, A Chord Length Of 148.52 Feet;

Thence South 03°53'28" East, A Distance Of 764.76 Feet To A Point;

Thence With A Curve Turning To The Left With An Arc Length Of 52.35 Feet, A Radius Of 25.00 Feet, A Chord Bearing Of South 63°52'46" East, A Chord Length Of 43.30 Feet;

Thence North 56°07'56" East, A Distance Of 147.82 Feet To A Point;

Thence North 33°52'04" West, A Distance Of 10.00 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 367.36 Feet,

A Radius Of 370.00 Feet, A Chord Bearing Of North 84°34'33" East, A Chord Length Of 352.46 Feet;

Thence South 68°51'50" East, A Distance Of 256.49 Feet To A Point;

Thence South 57°30'10" East, A Distance Of 307.44 Feet To A Point On The West Right Of Way Of Interstate 90

Thence With Said West Right Of Way With A Non-tangent Curve Turning To The Left With An Arc



Length Of 687.77 Feet, A Radius Of 5773.90 Feet, A Chord Bearing Of South 50°22'47" East,
A Chord Length Of 687.36 Feet;
Thence Continuing With Said West Right Of Way South 53°43'27" East, A Distance Of 48.46 Feet
To A Point;
Thence Leaving Said West Right Of Way South 41°40'32" West, A Distance Of 170.94 Feet To A
Point;
Thence South 06°23'13" West, A Distance Of 123.87 Feet To A Point;
Thence South 05°58'13" East, A Distance Of 742.09 Feet To A Point;
Thence South 22°51'13" West, A Distance Of 201.10 Feet To A Point;
Thence South 11°31'55" West, A Distance Of 65.84 Feet To A Point;
To The Point Of **Beginning**, Having An Area Of 155378.77 Square Feet, 3.57 Acres more or less.



**EXHIBIT B
THE PRESERVE**

**A TRACT OF LAND LOCATED IN THE NORTH 1/2, AND THE NORTHEAST 1/4
SOUTHEAST 1/4, SECTION 8 AND THE NORTHWEST 1/4, AND NORTHWEST
1/4 SOUTHWEST 1/4 , SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST,
SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More
Particularly Described As Follows:**

**BEGINNING At The Northwest Corner Of Section 8, Township 56 North, Range 84
West, Said Point Being Military Monument Number 14;**

**Thence With The North Line Of Said Section 8, South 87°31'26" East, A Distance Of
2669.97 Feet To The North 1/4 Corner Of Said Section 8, Being Military Monument
Number 15;**

**Thence Continuing With Said North Line South 87°33'27" East, A Distance Of
2666.40 Feet To The Northeast Corner Of Said Section 8, Being A 3.25" Aluminum
Cap Marked RLS 2615;**

**Thence With The North Line Of Section 9, North 89°15'56" East, A Distance Of
1332.06 Feet To A Point On The West Right Of Way Line Of Interstate 90;**

**Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of
1853.23 Feet, A Radius Of 5904.58 Feet, A Chord Bearing Of South 28°10'39" East,
A Chord Length Of 1845.63 Feet;**

**Thence Continuing With Said Right Of Way North 52°49'51" East, A Distance Of
50.00 Feet To A Point;**

**Thence Continuing With Said Right Way With A Non-tangent Curve Turning To The
Left With An Arc Length Of 417.50 Feet, A Radius Of 5854.58 Feet, A Chord Bearing
Of South 39°12'43" East, A Chord Length Of 417.41 Feet;**

**Thence Leaving Said Right Of Way South 27°53'58" West, A Distance Of 424.57
Feet To A Point;**

Thence North 56°36'05" West, A Distance Of 91.35 Feet To A Point;

Thence South 64°49'25" West, A Distance Of 642.61 Feet To A Point;

Thence South 52°08'43" West, A Distance Of 223.77 Feet To A Point;

Thence North 72°35'17" West, A Distance Of 263.00 Feet To A Point;

Thence South 59°16'05" West, A Distance Of 1071.87 Feet To A Point;



Thence WEST A Distance Of 271.08 Feet To A Point;

Thence North 00°33'59" West, A Distance Of 456.41 Feet To A Point;

Thence North 53°49'49" East, A Distance Of 643.85 Feet To A Point;

Thence North 14°10'15" West, A Distance Of 575.46 Feet To A Point;

Thence WEST A Distance Of 3279.15 Feet To A Point;

Thence North 02°27'34" East, A Distance Of 735.61 Feet To A Point;

Thence North 87°32'26" West, A Distance Of 2491.73 Feet To A Point On The West
Line Of Said Section 8;

Thence With Said West Line North 00°01'39" East, A Distance Of 1100.52 Feet To
The Point Of BEGINNING.

Excluding From The Above Tract Is A 0.79 Acre Tract Deeded To MONTANA-
DAKOTA UTILITIES CO, Recorded In Deed Book 550, Page 782, Dated 19
December 2014, As Recorded In The County Clerk and Recorder, Sheridan County,
Wyoming.

NO. 2021-774354 EASEMENT

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