

UTILITY AND ACCESS EASEMENT

Powder Horn Ranch-2, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant and convey an easement over and across a fifteen foot (15.0') wide strip along the entire western boundary of that parcel described on **Exhibit A**, attached hereto and incorporated herein (the "Easement Route").

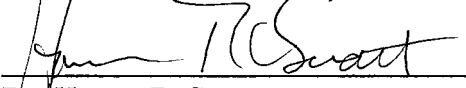
This easement is granted to and for the benefit of Powder Horn Ranch, LLC, a Wyoming limited liability company, the Powder Horn Ranch-2, L.L.C., a Wyoming limited liability company, and their successors in interest, and their employees and agents, as the owners and operators of the residential and golf development surrounding Lot 3 commonly known as The Powder Horn, and each lot and portion thereof.

The purpose of this easement is to provide the right to operate, maintain, repair and replace irrigation equipment and pipeline within the Easement Route which may be used for the irrigation of lands in the Powder Horn. Travel across the Easement Route shall be limited to foot access and for such limited purposes and does not include vehicular access of any nature.

This easement shall run with the land. This easement is for the benefit of the Powder Horn lands and burdens Lot 3, and this easement shall not merge by virtue of the same record owner being in title to the respective parcels. The record owner of Lot 3 shall bear no responsibility for Grantors or their successors' use of, nor be required to maintain or repair, any portion of the Easement Route, and Grantee shall maintain the same and use the same at their own risk and cost.

DATED this 7 day of February, 2012.

POWDER HORN RANCH-2, LLC


By: Homer R. Scott

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Homer R. Scott, as Chief Operating Officer of Powder Horn Ranch-2, LLC, a Wyoming limited liability company, on this 7th day of February, 2012.

WITNESS my hand and official seal.


Notary Public

My Commission expires: 5-13-14

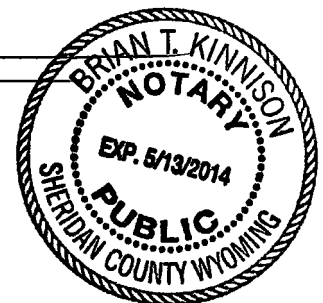


EXHIBIT A – WATERLINE EASEMENT ROUTE

Description of a Water Line Easement across Land adjacent to The Grove Lot 3 of The Powder Horn Ranch – 2.

A water line easement being a tract of land 15 feet in width and described as follows:

A tract of land situated in Lot 2 and Lot 3 of Section 4, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described by metes and bounds as follows:

Beginning at a point which bears S 49°35'54" W a distance of 1,785.63 feet from the East 1/16th Corner between said Section 4, Township 54 North, Range 84 West and Section 33, Township 55 North, Range 84 West, said point of beginning also being the Northwest Corner of Lot 3 of the Grove at the Powder Horn; thence N 40°02'55" W for a distance of 15.08 feet to a point; thence N 44°12'24" E for a distance of 95.32 feet; thence N 45°49'09" E for a distance of 39.91 feet; thence N 84°18'10" E for a distance of 24.84 feet; thence S 22°52'13" E for a distance of 15.70 feet; thence S 84°18'10" W for a distance of 24.24 feet; thence S 45°49'09" W for a distance of 34.46 feet; thence S 44°12'25" W for a distance of 96.62 feet to the point of beginning.

Said tract of land contains 2,365.5 Square Feet.

Basis of bearing is the Wyoming State Plane Coordinate System (East Central Zone) as called out on the Grove at the Powder Horn official plat.