

ACCESS AND UTILITY EASEMENT

Black Gold Land Company, LLC, a Wyoming limited liability company (GRANTOR) for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant an access and utility easement over and across the forty feet (40') wide easement in favor of Gregory Hayward and Patricia Hayward, husband and wife (GRANTEES), and their heirs, successors and assigns, as record owners of that land described in **Exhibit "A"** attached hereto (the "Benefitted Lands"), for the purpose of providing access to and from the adjacent public highway, along that route described and illustrated on **Exhibit "B"**, attached hereto and incorporated herein (herein the "Easement Route"), as follows.

Grant of Easement For Benefit of Adjacent Lands. Grantor grants this easement over and across said Easement Route to and for the mutual and reciprocal benefit of the lands commonly referred to as Tract 8 (described on Exhibit A hereto), together with all improvements thereon and portions thereof (herein the "Benefitted Parcel"), for the record owners thereof and their guests and invitees. The Easement Route may also be used for the non-exclusive access for the owners of Tract 9, upon which this Easement Route traverses.

Intent and Purpose of Easement. Grantor's intent and purpose of this easement is to provide the non-exclusive private right of ingress and egress to/from Tract 8 and the Decker Highway, and the right to install, repair, replace and maintain utilities, across the Easement Route for the Benefitted Lands.

Neither Grantor nor Grantees shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. Anyone using the Easement Route and disturbing the surface of the Easement Route shall reclaim the same to its condition before the disturbance, at their cost, and if the easement route is shared, each user shall pay one-half each.

This easement shall run with the land, and this easement shall not merge from common ownership of the benefitted and burdened property.

WITNESS my hand this 30TH day of August, 2021.

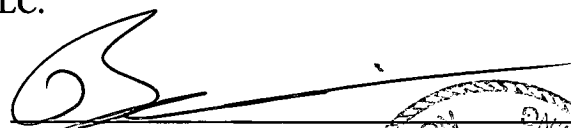
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

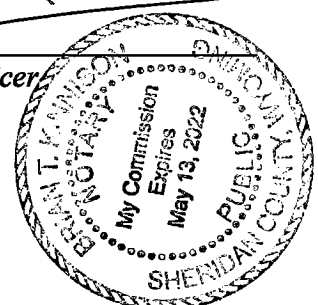

Brian N. Beisher, Member

This instrument was acknowledged before me on the 30th day of August, 2021, by Brian N. Beisher, as Member of Black Gold Land Company, LLC.

WITNESS my hand and official seal.

My Commission expires: 5-13-22


Signature of Notarial Officer
Title: Notary Public



LEGAL DESCRIPTION
EXHIBIT "A"

ACCESS AND UTILITY EASEMENT

A forty (40) foot wide strip of land for permanent easement purposes crossing Tract 9 and located in the NE1/4 SW1/4 of Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming. Said strip lying twenty (20) feet on each side of the following described line:

Beginning at the point labeled "Point Of Beginning" on the accompanying map and lying N 8°11'24" W, 1860.91 feet from the S1/4 corner of Section 13, said point lying on the easterly right-of-way line of Decker Road (Highway 338) and being the True Point of Beginning;

thence S 87°31'52" E, 281.81 feet, to the Point of Terminus, being N 0°30'54" E, 1829.87 feet from said S 1/4 corner; the parallel sidelines of subject easement being truncated or extended to intersect said right-of-way line on the west and the boundary line of Tract 9 on the east.

Subject easement containing 0.259 acres, more or less and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.

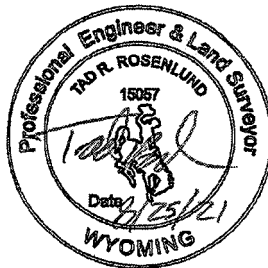
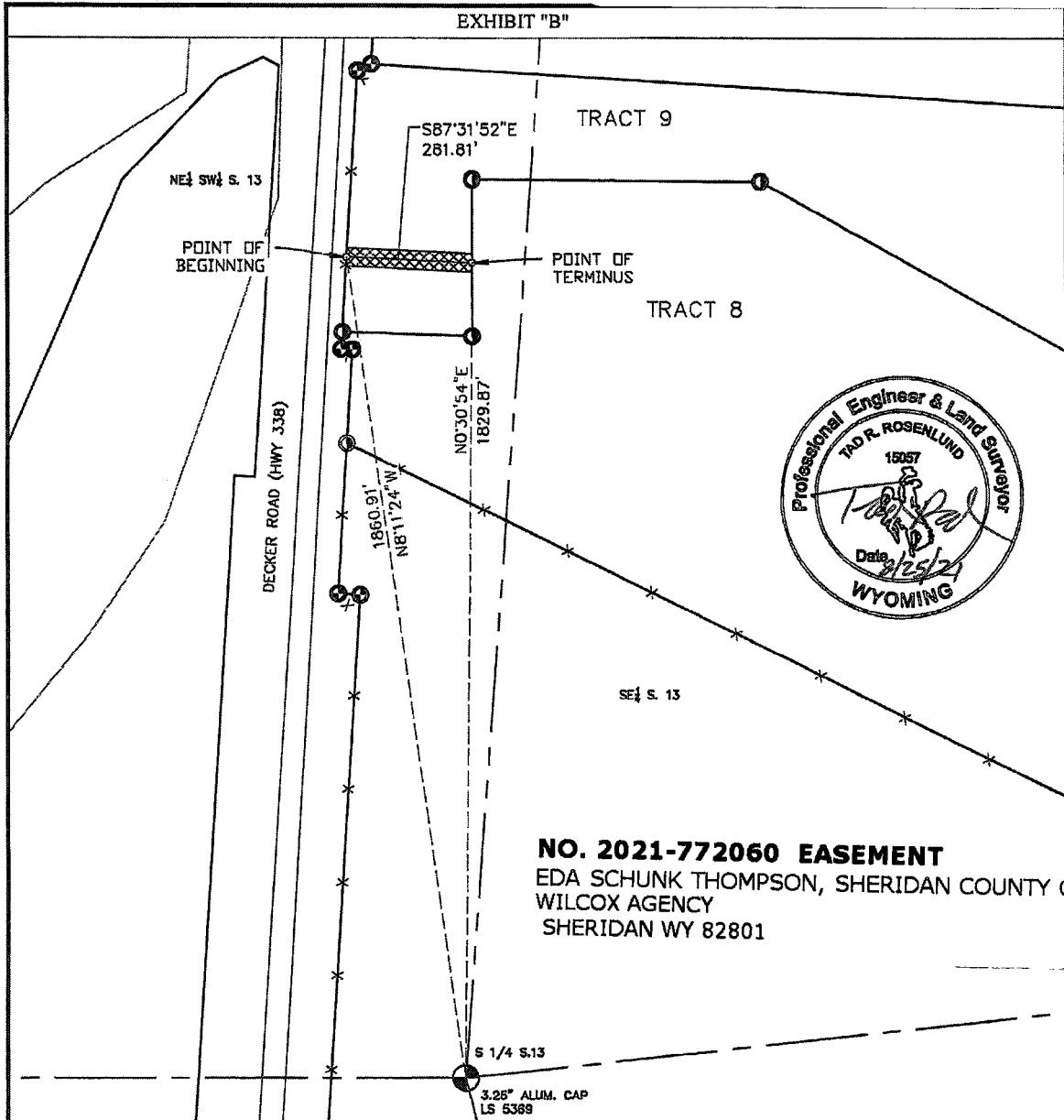


EXHIBIT B
ACCESS AND UTILITY EASEMENT CROSSING
TRACT 9 NE DECKER ROAD
SITUATED IN THE NE1/4SW1/4 SECTION 13, T57N, R84W, 6TH P.M.,
SHERIDAN COUNTY, WYOMING

PROJECT	BLACK GOLD
DATE	8/25/2021

EXHIBIT A - 1 of 1

U:\Decker Road Property\EXHIBITS.dwg PLOT DATE 2021-8-25 18:27 SAVED DATE 2021-08-25 18:20 USE



NO. 2021-772060 EASEMENT

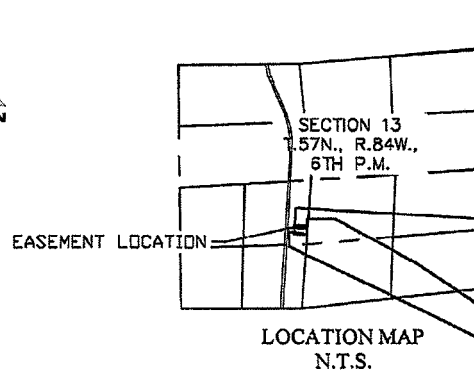
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

300 0 300
SCALE IN FEET

SURVEYOR'S CERTIFICATE:
I, TAD R. ROSEN LUND, DO HEREBY CERTIFY THAT THIS PLAT
WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY
SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

LEGEND

- ▨ EASEMENT
- INTERIOR SECTION LINE
- == ROAD
- X — FENCE LINE
- ADJACENT PARCEL LINE
- ⊕ FOUND 3.25" BRASS ROW MONUMENT
- ⊕ FOUND MONUMENT AS DESCRIBED
- ⊕ SET 2" ALUMINUM CAP ON 5" REBAR



The basis of bearing is Wyoming State Plane
Coordinate System, NAD 83, East Central Zone;
PAF: 1.000233; all units are U.S. survey feet.
Distances are at ground.



EXHIBIT B
ACCESS AND UTILITY EASEMENT CROSSING
TRACT 9 NE DECKER ROAD
SITUATED IN THE NE 1/4 SW 1/4 SECTION 13, T57N, R84W, 6TH P.M.,
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EXHIBIT B - 1 of 1