

## ACCESS EASEMENT

For valuable consideration, the receipt of which is hereby acknowledged, **Benton Inc.**, a Wyoming Closed Corporation, whose address is 1921 Passaic Rd., Clearmont, WY 82835 (herein referred to as "Grantor") does hereby grant to **Maestri Ranch Company, LLC**, a Wyoming Limited Liability Company, whose address is 16 Eagle Ridge Dr., Sheridan, WY 82801, (herein referred to as "Grantee"), and their successors and assigns, subject to the terms and conditions set forth herein, two thirty foot (30') perpetual non-exclusive access easements for ingress and egress over and across an existing road that crosses lands owned by Grantor with the first access easement crossing over Section 13, T57, R78W, 6<sup>th</sup> P.M. and the second easement crossing over Sections 13 and 24, T57N, R78W and Section 19, T57N, R77W, 6<sup>th</sup> P.M. in Sheridan County, Wyoming more specifically described as follows (referred to herein as the "Easement"):

**See Exhibit "A" attached hereto and incorporated herein by reference**

1. This Easement is for the benefit of, appurtenant to, and the rights shall run with the Grantee's property described in **Exhibit "B"** attached hereto and incorporated herein by reference.
2. This Easement shall be for ingress and egress for any lawful purpose, with the exception of ingress or egress for any mineral or oil and gas exploration, production or operations.
3. This Easement is non-exclusive 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.
4. Grantee shall have the right to improve and maintain the Easement as may be necessary for Grantee's use. Grantee shall share in any necessary maintenance to the Easement in proportion to Grantee's use of the Easement. Grantee shall repair any damage to the existing road that is caused by Grantee in excess of that which is customary and expected in normal use of the right of way granted herein.
5. In the event that Grantor desires to relocate the existing road described in **Exhibit A**, Grantor shall provide Grantee with a right of way easement covering the new road, but in no way shall impact Grantee's right of ingress and egress.
6. This Agreement shall be interpreted under the laws of the State of Wyoming. This Easement and right-of-way shall be perpetual and shall be binding upon and inure to the benefit of the parties, their successors and assigns. This Easement shall run with the above-described lands owned by Grantee and shall be appurtenant to Grantee's property.

Dated effective this 30<sup>th</sup> day of January, 2018.

GRANTOR:

BENTON, INC. a Wyoming Closed Corporation

By: Cole D. Benton

Title: PRESIDENT

STATE OF WYOMING )  
COUNTY OF Sheridan ) : ss.

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2018 by Cole D. Benton, President of Benton Inc. a Wyoming Closed Corporation.

Witness my hand and official seal.

[Signature]  
Notary Public

My Commission expires: 5-13-18

MAESTRI RANCH COMPANY, LLC

By: Michael Maestri, Mgr  
Michael Maestri, Managing Member

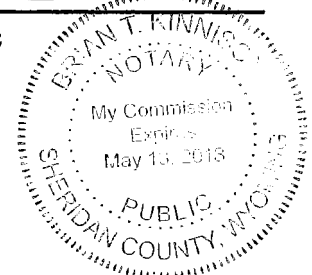
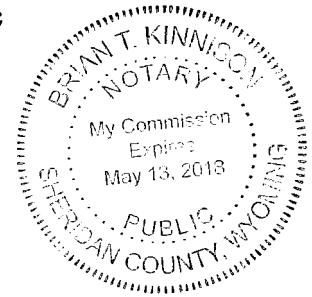
STATE OF WYOMING )  
COUNTY OF SHERIDAN ) : ss.

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2018 by Michael Maestri, Managing Member of Maestri Ranch Company, LLC.

Witness my hand and official seal.

[Signature]  
Notary Public

My Commission expires: 5-13-18



**EXHIBIT "A"**

**FIRST ACCESS EASEMENT**

A Thirty (30) foot Access Easement being Fifteen (15) feet on each side of the centerline of an existing ranch road situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 13, Township 57 North, Range 78 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

**BEGINNING** at a point lying on the centerline of Passaic Road (County Road No.255), said point being S01°55'39"E, 2597.24 feet from the NW Corner of said Section 13 monumented with a GLO Brass Cap and the **POINT OF BEGINNING** of said Access Easement No. 1;

Thence N78°09'18"W, 169.34 feet along said ranch road centerline to a point lying on the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  and the **POINT OF TERMINUS** of said ranch road centerline, said point being S05°29'44"E, 2642.68 feet from said NW Corner.

**SECOND ACCESS EASEMENT**

A Thirty (30) foot Access Easement being Fifteen (15) feet on each side of the centerline of an existing ranch road situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 13, NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 24 Township 57 North, Range 78 West, Lots 6, 7 and 8 and also the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 19 Township 57 North, Range 77 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

**BEGINNING** at a point lying on the West line of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ , said point being S25°55'59"E, 2972.31 feet from the NW Corner of said Section 13 monumented with a GLO Brass Cap and the **POINT OF BEGINNING** of said Access Easement No. 2;

Thence N89°45'54"E, 413.41 feet along said ranch road centerline to a point;

Thence, through a curve to the right, having a central angle of 35°20'52", a radius of 550.00 feet, an arc length of 339.31 feet, a chord bearing of S72°33'41"E, and a chord length of 333.96 feet to a point;

Thence S54°53'15"E, 399.26 feet to a point;

Thence S58°57'22"E, 237.37 feet to a point;

Thence S50°03'00"E, 422.53 feet to a point;

Thence S60°25'24"E, 681.62 feet to a point;

Thence S44°42'15"E, 318.87 feet to a point;

Thence, through a curve to the left, having a central angle of 46°16'00", a radius of 450.00 feet, an arc length of 363.38 feet, a chord bearing of S67°50'15"E, and a chord length of 353.59 feet to a point;

Thence N89°01'45"E, 67.58 feet to a point;

Thence, through a curve to the right, having a central angle of 83°49'11", a radius of 140.00 feet, an arc length of 204.81 feet, a chord bearing of S49°03'40"E, and a chord length of



187.03 feet to a point;

Thence S07°09'05"E, 49.89 feet to a point;

Thence, through a curve to the left, having a central angle of 37°29'41", a radius of 100.00 feet, an arc length of 65.44 feet, a chord bearing of S25°53'55"E, and a chord length of 64.28 feet to a point;

Thence S44°38'45"E, 204.95 feet to a point;

Thence S29°33'21"E, 817.09 feet to a point;

Thence S36°10'08"E, 347.68 feet to a point;

Thence S28°26'33"E, 194.74 feet to a point;

Thence S20°27'09"E, 357.63 feet to a point;

Thence S29°07'23"E, 361.76 feet to a point;

Thence S34°51'05"E, 142.24 feet to a point;

Thence, through a curve to the right, having a central angle of 50°00'15", a radius of 275.00 feet, an arc length of 240.00 feet, a chord bearing of S09°50'58"E, and a chord length of 232.46 feet to a point;

Thence S15°09'09"W, 254.28 feet to a point;

Thence, through a curve to the left, having a central angle of 71°01'52", a radius of 150.00 feet, an arc length of 185.96 feet, a chord bearing of S20°21'46"E, and a chord length of 174.28 feet to a point;

Thence S55°52'42"E, 228.60 feet to a point;

Thence S41°23'49"E, 356.21 feet to a point;

Thence S52°54'03"E, 190.22 feet to a point;

Thence, through a curve to the left, having a central angle of 34°03'39", a radius of 500.00 feet, an arc length of 297.24 feet, a chord bearing of S69°55'52"E, and a chord length of 292.88 feet to a point;

Thence S86°57'42"E, 218.78 feet to a point;

Thence S80°49'01"E, 415.53 feet to a point;

Thence, through a curve to the right, having a central angle of 30°52'03", a radius of 700.00 feet, an arc length of 377.12 feet, a chord bearing of S65°23'00"E, and a chord length of 372.57 feet to a point;

Thence S49°56'58"E, 288.42 feet to a point;

Thence S60°42'33"E, 50.44 feet to a point;

Thence S51°57'36"E, 101.16 feet to a point;

Thence S45°42'35"E, 10.16 feet to the **POINT OF TERMINUS** of said centerline, said point lying on the East line of said NE¼SW¼ Section 19 and being S00°55'07"E, 3415.14 feet from the North ¼ Corner of said Section 19 witnessed N89°07'40"E, 66.00 feet with a GLO Brass Cap.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.  
Distances are adjusted to surface by a Datum Adjustment Factor of 1.0000958.



**EXHIBIT "B"**

A tract of land situate in Section 18 of the Resurvey of Township 57 North, of Range 77 West of the 6<sup>th</sup> P.M., more particularly described as follows:

All that part of the W1/2SE1/4 and all that part of Lot 14, Section 18, Township 57 North of Range 77 West, lying south of a line, which line begins at the Northeast corner of Tract 54 of said Section 18 and extends easterly and parallel with the south line of said Section 18, to intersect with the easterly line of said W1/2SE1/4 of Section 18, Township 57, Range 77 West of the 6<sup>th</sup> P.M. containing 30 acres, more or less.

AND

Tract number 54 in Township 57 North, of Range 77 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming.

AND

Township 57 North, of Range 77 West of the 6<sup>th</sup> P.M. Sheridan County, Wyoming

Section 17: Lots 3, 4, 5, SW1/4SW1/4

Section 18: SE1/4SE1/4

Section 19: E1/2

Section 20: ALL

Section 21: W1/2NW1/4

Section 29: NE1/4