

PRIVATE ROAD EASEMENT
(Effectuating Boundary Line Adjustment shown
at Survey A, No. 704 – Ref No. 2023-786794)

StoneBarn LLC, a Wyoming limited liability company, of P.O. Box 629, Big Horn, WY 82833 ("Grantor"), in order to effectuate the Sheridan County, Wyoming, Boundary Line Adjustment shown at Survey A, No. 704 – Ref No. 2023-786794, does hereby grant and convey unto Paul S. Wallop and Sandra A. Wallop, as the Co-Trustees of the Paul S. and Sandra A. Wallop Trust dated May 29, 2014, of P.O. Box 11, Big Horn, WY 82833-0011 ("Grantee"), and its successors and assigns, a perpetual non-exclusive thirty-foot (30') wide private road easement described particularly as:

A thirty (30) foot wide access easement being fifteen (15) feet each side of the following described centerline of an existing access road situated in Section 30, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 30; thence N30°52'36"E, 3861.08 feet to the POINT OF BEGINNING of said easement, said point lying on the centerline of an access easement described in Book 352 of Deeds, Page 556; thence N74°50'04"E, 25.42 feet along said centerline to a point; thence N55°40'34"E, 31.89 feet along said centerline to a point; thence N45°27'33"E, 424.21 feet along said centerline to a point; thence N63°30'42"E, 113.29 feet along said centerline to a point; thence N52°52'47"E, 89.06 feet along said centerline to a point; thence N40°47'21"E, 129.58 feet along said centerline to a point; thence N36°50'56"E, 235.43 feet to a point; thence N42°24'48"E, 92.96 feet to the POINT OF TERMINUS of said easement, lying on the west line of above described tract and being S10°18'20"E, 1191.96 feet from the north quarter corner of said Section 30.

The scope and uses of said perpetual non-exclusive private road easement shall be limited to a private access, ingress and egress road to allow the Grantees and their respective family members, employees, invitees and guests ingress and egress access to Grantees' lands for general ranching purposes and, as appropriate, for maintenance of said private road.

Grantees and their successors and assigns shall bear and pay their proportionate share of all reasonable necessary costs of maintenance of said private road.

Said private road easement is expressly intended to run with and burden the Grantor's lands as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at a Warranty Deed recorded at Book 560, Page 166 on June 3, 2016 at Ref No. 2016-727293.



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FEES: \$15.00 PK EASEMENT

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Said private road easement is expressly intended to run with and benefit the Grantee's lands as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at a Quitclaim Deed recorded on August 18, 2023 at Ref. No. 2023-787186.

Said easement shall expressly inure to the benefit of all successors and assigns of the Grantees.

StoneBarn, LLC, a Wyoming limited liability company

Paul Wallop, Authorized Manager
and Agent

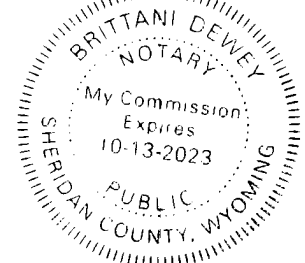
STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was executed and acknowledged before me on this 28th day of August, 2023, by Paul S. Wallop in his capacity as the duly authorized Manager and Agent for StoneBarn, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 10/13/2023.



NO. 2023-787370 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301
SHERIDAN WY 82801