



ACCESS AND UTILITY EASEMENT

Little Horn Properties, 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 in hand paid, does hereby grant a sixty foot wide (60) non-exclusive, non-restrictive, appurtenant access and utility easement over and across the land legally described and shown on the map attached hereto as Exhibit A (hereinafter "Easement Route"), which easement is to benefit the property legally described on Exhibit B attached, which are the lands retained by Little Horn Properties, LLC located in the State of Montana. These Exhibits are incorporated herein.

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 described on Exhibit B (herein the "Benefitted Parcel"), for the record owners thereof, their guests and invitees, and their successors and assigns.

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

Neither Grantors nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement.

Neither Grantees nor Grantors, or the subsequent owners of the benefited and burdened properties, shall install or construct a gate of any sort across the easement route, or allow any such gate to be installed, constructed or maintained. Cattle guards shall be installed and maintained to avoid the necessity of gates and to control livestock. A gate or gates would constitute an unreasonable infringement of the easement route, and any structure that would inhibit the free movement across the easement route by requiring slowing down or exiting a vehicle is expressly not allowed.

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 December, 2024.

STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

LITTLE HORN PROPERTIES, LLC

Brian N. Beisher, Manager/Member

KURTIS RUSSELL
 NOTARY PUBLIC
 STATE OF WYOMING
 COMMISSION ID: 162331
 MY COMMISSION EXPIRES: 03/21/2029

This instrument was acknowledged before me on the 30TH day of December, 2024, by Brian N. Beisher.

WITNESS my hand and official seal.

[Signature]
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 03/21/2029

EXHIBIT A

AN ACCESS EASEMENT LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E½NE¼) OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING. CONTAINING ±80063.63 SQ. FT. (±1.84 ACRES)

LEGAL DESCRIPTION:

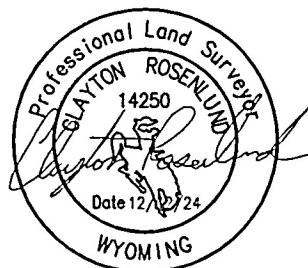
AN ACCESS EASEMENT LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E½NE¼) OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING A THIRTY (30) FOOT WIDE STRIP OF LAND LYING FIFTEEN (15) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, MONUMENTED BY A 1.5" ALUMINUM CAP (LS 3159); THENCE S 06°21'03" W, 1921.05 FEET TO THE CENTER OF THE INTERSECTION OF LOWER PRAIRIE DOG COUNTY ROAD AND EXISTING PRIVATE RANCH ROAD AND THE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE N 55°44'04" W, 520.79 FEET ALONG THE CENTERLINE OF SAID EXISTING PRIVATE RANCH ROAD; THENCE N 36°45'32" W, 60.60 FEET ALONG SAID CENTERLINE; THENCE N 25°45'57" W, 96.38 FEET ALONG SAID CENTERLINE; THENCE N 40°28'10" W, 60.69 FEET ALONG SAID CENTERLINE; THENCE N 46°40'26" W, 129.72 FEET ALONG SAID CENTERLINE; THENCE N 42°05'11" W, 98.59 FEET ALONG SAID CENTERLINE; THENCE N 32°34'57" W, 375.12 FEET ALONG SAID CENTERLINE; N 34°15'55" W, 319.46 FEET ALONG SAID CENTERLINE TO THE INTERSECTION OF AN EXISTING 2 TRACK ROAD; THENCE THROUGH A CURVE TO THE RIGHT ALONG CENTERLINE OF SAID 2 TRACK ROAD, HAVING A RADIUS OF 125.49 FEET, AN ARC LENGTH OF 115.76 FEET, A CHORD OF N 51°46'56" E, 111.70 FEET AND A DELTA OF 52°51'12"; THENCE N 77°49'48" E, 95.17 FEET ALONG SAID CENTERLINE OF SAID 2 TRACK ROAD; THENCE THROUGH A CURVE TO THE LEFT ALONG SAID CENTERLINE OF SAID 2 TRACK ROAD, HAVING A RADIUS OF 249.44 FEET, AN ARC LENGTH OF 167.80 FEET, A CHORD OF N 54°00'23" E, 164.66 FEET AND A DELTA OF 38°32'41"; THENCE N 36°30'20" E, 628.76 FEET ALONG SAID CENTERLINE OF SAID 2 TRACK ROAD TO A POINT ON THE NORTH LINE OF SAID SECTION 24 AND THE POINT OF TERMINUS OF SUBJECT EASEMENT, LYING S 89°54'53" W, 614.71 FEET FROM SAID NORTHEAST CORNER OF SAID SECTION 24, THE PARALLEL SIDELINES OF SUBJECT EASEMENT BEING TRUNCATED OR EXTENDED TO INTERSECT SERVIENT TRACT'S BOUNDARY LINES.

SUBJECT EASEMENT CONTAINING ±80063.63 SQ. FT. (±1.84 ACRES)

SUBJECT TO PRIOR RESERVATIONS, CONVEYANCES, COVENANTS AND RESTRICTIONS OF RECORD

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS EXHIBIT 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.



BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
PAF:1.000215



Cannon Consulting LLC
Making every shot count

PREPARED BY:

Cannon Consulting LLC (307) 752-0109 51 COFFEEN AVE, SHERIDAN, WY, 82801

FOR:

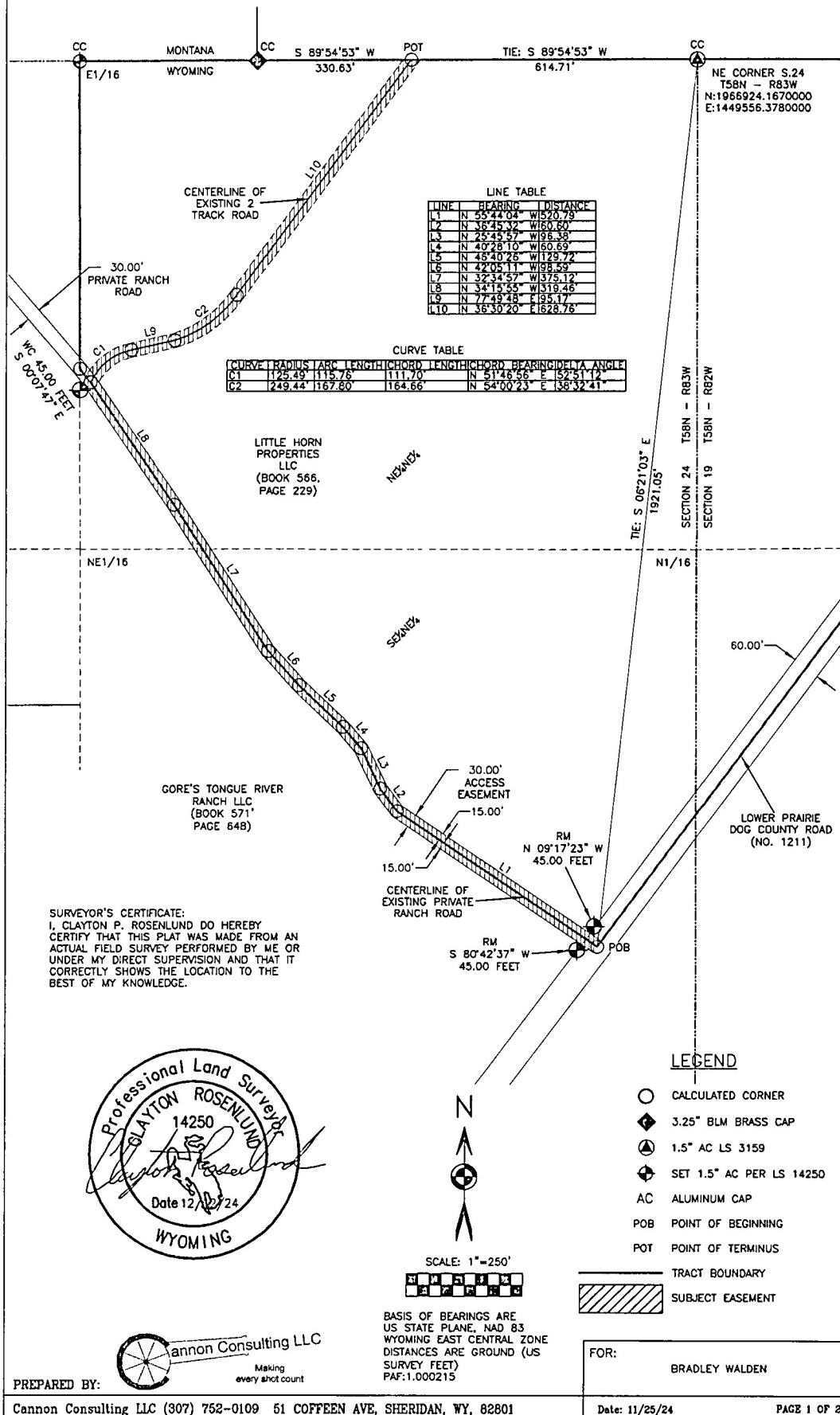
BRADLEY WALDEN

Date: 11/25/24

PAGE 2 OF 2

EXHIBIT OF EASEMENT

AN ACCESS EASEMENT LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E½NE¼) OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING. CONTAINING ±80063.63 SQ. FT. (±1.84 ACRES)





2024-796540 12/31/2024 9:44 AM PAGE: 4 OF 4
FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT B

T10S, R40E

Section 34: SE1/4
Section 35: W1/2

NO. 2024-796540 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
BRIAN BEISHER P O BOX 6241
SHERIDAN WY 82801