

GRANT OF EASEMENT FOR HIGHWAY APPROACH

DSB Investments, Inc., a Wyoming corporation, 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, without warranty, to and for the benefit all of those lands adjacent to Grantor's property, specifically including but not limited to all that real property described in **Exhibit A**, attached hereto and incorporated herein by reference (herein the "Grantees"), an access easement over and across that property described in **Exhibit B**, attached hereto and incorporated herein for the legal description and a map illustrating the same (herein the "Easement Route"). This easement is granted with the intent of providing the nonexclusive right of ingress and egress from an approach off of State of Wyoming Highway No. 331 to and from any and all portions of real property described in Exhibit B. This Easement shall run with the land. This Easement is subject to the following terms and conditions:

1. No Grantee may construct a gate or cattle guard across any road constructed within the Easement Route, or construct a fence on either side thereof, unless otherwise agreed to in writing by the record owner of the lands burdened hereby. Grantee shall not cut or damage any fences, cattleguards or other improvements constructed by Grantor or its successors.
2. All Grantees shall keep any road constructed within the Easement Route in good order and repair and shall repair any damage to the road caused by them or their invitees.
3. Grantees will confine their travel to constructed roads within the Easement Route only and will not drive off any road constructed therein. Grantee will not store or park any vehicles or material on the easement. Grantees will not allow any debris to be discarded on the easement.
4. The rights granted in this easement are nonexclusive and shall not preclude Grantor or its successors from using the easement or the access road therein or from granting the right to other persons and parties to use the easement area or the access road.

DATED this 6th day of JANUARY, 2009 ~~December, 2008~~ DSB

DSB Investments, Inc.

D. Scott Bliss, President

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The above and foregoing instrument was acknowledged to before me by D. Scott Bliss, as President of DSB Investments, Inc., on this the 16th day of January, 2009.

WITNESS my hand and official seal.

My Commission expires: 9/27/10

Notary Public

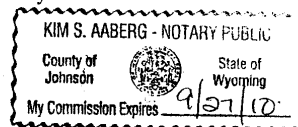


EXHIBIT "A"

TO EASEMENT

570

RECORDED APRIL 29, 1994 BK 365 PG 570 NO 166898 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

JOHN M. LEGERSKI, a single person, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, JOHN M. LEGERSKI, a single person, and SANDRA R. KOLOS, a single person, as joint tenants with right of survivorship, whose address is 39 West 5th St Sheridan WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached Exhibit "A"

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

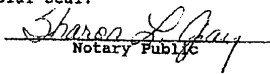
WITNESS my hand this 28th day of April, 1994.


John M. Legerski

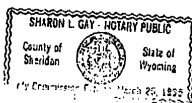
STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

The foregoing instrument was acknowledged before me by John M. Legerski this 28th day of April, 1994.

Witness my hand and official seal.


Sharon L. Gay
Notary Public

My Commission Expires _____



723

EX A

EXHIBIT "A"

A tract of land located within the Southeast Quarter of the Southwest Quarter of Section 31, T56N, R84W of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point which is N54°39'25"E, 1827.55 feet from the Southwest corner of said Section 31; thence along the Northwestern boundary of a 29.78 acre tract of land described in Sheridan County Book of Deeds No. 197, Page 230, N61°44'03"E (Original property record N62°37'E), 208.39 feet; thence S41°45'23"E, 421.78 feet; thence S55°51'16"W, 206.36 feet; thence N41°21'09"W, 87.66 feet to a point on the West boundary of said tract (Bk. 197, Pg. 230); thence along the Westerly boundary of said tract N41°21'09"W, 355.41 feet (Original property record N40°30'W, 356 feet) to the point of beginning.

ALSO

A 30' wide easement for purposes of ingress and egress lying 15' each side of the following described centerline:

Beginning at a point on the North R.O.W. line of Highway 331, located N64°17'02"E, 1755.04 feet from the Southwest corner of Section 31; thence N08°21'16"W, 65.31 feet; thence N19°48'13"E, 54.16 feet; thence N62°05'44"E, 49.90 feet; thence N79°41'38"E, 48.99 feet; thence N89°10'28"E, 37.65 feet; thence S87°25'14"E, 27.04 feet; thence S89°40'25"E, 54.83 feet; thence S86°35'44"E, 47.32 feet; thence S78°28'30"E, 42.31 feet; thence S73°56'13"E, 29.16 feet; thence S78°38'35"E, 75.81 feet; thence N12°52'20"E, 71.60 feet; thence N78°20'43"W, 122.06 feet; thence N45°36'55"W, 158.46 feet; to a point located on the Southeasterly line of Tract A, said point located N67°10'22"E, 2044.39 feet from the Southwest corner of Section 31.

EXHIBIT "A"
TO EASEMENT

8

RECORDED MAY 6, 2002 BK 434 PG 8 NO 407222 AUDREY KOLTISKA, COUNTY CLERK

WARRANTY DEED

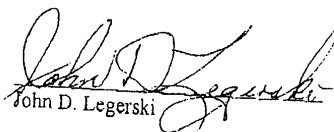
John D. Legerski and Francis M. Legerski, formerly husband and wife, GRANTOR(S), of Sheridan County, State of, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), James M. Legerski and Chandra L. Legerski, husband and wife, as tenants by the entirety, whose address is 2196 Papago Drive, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

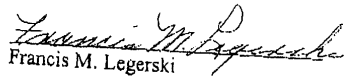
See attached Legal Description

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hand(s) this 30 day of April, 2002.

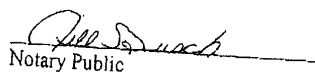

John D. Legerski


Francis M. Legerski

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by John D. Legerski, this 30 day of April, 2002.

Witness my hand and official seal.


Notary Public

My Commission Expires 10/12/04

725

EX A

EXHIBIT "A"

TO EASEMENT

726

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Francis M. Legerski, this 30 day of April, 2002.

Witness my hand and official seal.

John Duach
Notary Public

My Commission Expires 10/12/04

9

ExA

EXHIBIT "A"

TO EASEMENT

/c

LEGAL DESCRIPTION

2.000 ACRE TRACT and ACCOMPANYING ACCESS EASEMENT

2.000 ACRE TRACT

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N 66°43'11"E, 2128.46 feet from the Southwest Corner of said Section 31, said point also being the easternmost property corner of a tract of land referred to as "Tract A" as shown on County Lot Division, Permit # 6-93, as filed with the Office of the Sheridan County Clerk in Drawer A, Plat Number 91; thence N 52°50'53"E, 258.44 feet; thence S 29°04'30"E, 521.36 feet; thence N 86°17'13"W, 151.70 feet; thence N 46°44'39"W, 422.84 feet to the point of beginning, said tract containing 2.000 acres, more or less.

ACCESS EASEMENT

A thirty-foot (30.00') wide easement for purposes of ingress and egress located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being lying 15 feet on each side of the following described centerline:

Beginning at a point on the north right of way line of State Highway No. 331, said point being located N 74°17'02"E, 1755.04 feet from the Southwest Corner of said Section 31; thence N 8°21'16"W, 65.31 feet; thence N 19°48'14"E, 54.16 feet; thence N 62°05'44"E, 49.90 feet; thence N 79°41'39"E, 48.99 feet; thence N 89°10'29"E, 37.65 feet; thence S 87°26'41"E, 27.34 feet; thence S 89°40'24"E, 54.53 feet; thence S 86°35'43"E, 47.32 feet; thence S 78°28'30"E, 42.31 feet; thence S 73°56'13"E, 29.16 feet; thence S 76°38'35"E, 75.81 feet; thence N 68°59'49"E, 37.26 feet; thence N 17°01'09"E, 27.09 feet; thence N 23°39'09"W, 29.77 feet; thence N 46°44'39"W, 260.11 feet parallel to and 15 feet southwesterly of the southwesterly line of the above-described 2.000 acre tract to a point on the southeasterly line of a tract of land referred to as "Tract A" as shown on County Lot Division, Permit # 6-93, lengthening or shortening the side lines of said easement to intersect the north right of way line of State Highway No. 331.

The Easement Route is defined as the Eighty Feet (80') deep portion of the following described Tract (now commonly referred to as Tract 23 of Bozeman Trail Ranches) lying closest to Wyoming Highway 331, to-wit:

A Tract of land situated in Lots 3 and 4 and the SE¼SW¼ of Section 31, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said Tract being more particularly described as follows:

Commencing at the southwest corner of said Section 31 (monumented with a 3-1/4" aluminum cap per PE&LS 580); thence N14/18'37"E, 2,559.39 feet to a 2" aluminum cap per PLS 2615, said point being the **POINT OF BEGINNING** of said tract; thence S89/06'56"E, 364.49 feet to a 2" aluminum cap per PLS 2615 lying on a fence line; thence S00/53'20"W, 579.34 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S18/02'01"E, 273.59 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S12/46'24"W, 173.41 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S07/40'57"E, 145.69 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S89/45'36"E, 49.44 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S66/27'55"E, 416.67 feet along said fence line to a 1-1/2" aluminum cap per PE&LS 3864 on the northwest corner of a tract of land described in Book 197 of Deeds, Page 230; thence S41/36'15"E, 356.31 feet along the westerly line of said tract described in Book 197 of Deeds, Page 230 to a 1-1/2" aluminum cap per PE&LS 3864; thence S23/11'34"W, 188.45 feet along said westerly line to a 1-1/2" aluminum cap per PE&LS 3864; thence S04/19'18"E, 144.44 feet along said westerly line to a point on the north right of way line of State Highway 331 witnessed by a 1-1/2" aluminum cap per PE&LS 3864 bearing S04/19'18"E a distance of 0.23 feet; thence, along said north line through a curve to the left, having a radius of 450.98 feet, a delta of 06/57'52", an arc length of 54.82 feet, a chord bearing of S74/58'10"W, and a chord length of 54.78 feet to a 2" aluminum cap per PLS 2165 lying on the northerly right of way line of a sixty foot wide roadway; thence, along said right of way line through a curve to the right, having a radius of 202.63 feet, a delta of 12/44'19", an arc length of 45.05 feet, a chord bearing of N14/39'19"W, and a chord length of 44.96 feet to a 2" aluminum cap per PLS 2165; thence N08/17'10"W, 42.55 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left, having a radius of 470.74 feet, a delta of 48/43'05", an arc length of 400.27 feet, a chord bearing of N32/38'43"W, and a chord length of 388.32 feet to 2" aluminum cap per PLS 2615; thence N57/00'15"W, 289.29 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence N53/18'05"W, 186.53 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left, having a radius of 120.95 feet, a delta of 161/16'58", an arc length of 340.46 feet, a chord bearing of S46/03'26"W, and a chord length of 238.68 feet to 2" aluminum cap per PLS 2615; thence S34/35'03"E, 232.40 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence S40/32'15"E, 187.96 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right, having a radius of 16.00 feet, a delta of 171/16'06", an arc length of 47.83 feet, a chord bearing of S45/05'48"W, and a chord length of 31.91 feet to 2" aluminum cap per PLS 2615; thence N49/16'09"W, 213.89 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence N62/09'40"W, 849.68 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left, having a radius of 316.48 feet, a delta of 24/41'58", an arc length of 136.43 feet, a chord bearing of N74/30'39"W, and a chord length of 135.38 feet to 2" aluminum cap per PLS 2615; thence N06/46'59"W, 1,086.83 feet to a 2" aluminum cap per PLS 2615; thence East, 352.10 feet to a 2" aluminum cap per PLS 2615; thence N74/35'50"E, 421.75 feet to the **POINT OF BEGINNING**.
Containing 36.05 acres, more or less.
Bearings are the Wyoming Coordinate System, NAD 1983 East Central Zone.