

**RIGHT-OF-WAY EASEMENT**

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration **KAREN K. SCOTT**, a single person, whose mailing address is P.O. Box 644, Ranchester, Wyoming 82839 (hereinafter referred to as "Grantor"), hereby grants to **KAWULOK ENTERPRISES, LLC**, a Wyoming limited liability company, whose mailing address is P.O. Box 563, Sheridan, Wyoming 82801 (hereinafter referred to as "Grantee") its heirs, grantees, successors and assigns, an ***easement and right-of-way*** over and across Grantor's Property to Grantee's Property, as described herein.

The easement granted herein is more particularly described as follows:

An easement over the existing road, forty (40) feet wide, being twenty (20) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 16, Township 57 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  (Monumented with a 3-1/4" aluminum cap per L.S. 6594); thence N43°42'12"W, 1183.90 feet to the POINT OF BEGINNING of said easement, said point lying on the north right of way line of the Burlington Northern Railroad; thence N08°13'54"W, 239.49 feet along said centerline to a point; thence N24°07'20"W, 250.3 feet more or less along said centerline to the POINT OF TERMINUS of said easement, said point lying on the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ .

This easement shall be an easement appurtenant to and running with Grantee's land situated in Sheridan County, Wyoming, to-wit:

See **Exhibit "A"**, a copy of which is attached hereto and incorporated herein by reference. ("Grantee's land")

Grantor reserves unto herself, her heirs, successors and assigns, the right to utilize said roadway and easement and further to grant the right to use said roadway to other parties.

TO HAVE AND TO HOLD said Easement and right-of-way, forever unto the Grantee, its successors and assigns.

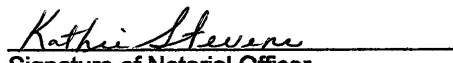
IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

  
KAREN K. SCOTT

STATE OF WYOMING     )  
  ):ss  
County of Sheridan     )

This instrument was acknowledged before me on this 13 day of August, 2012, by **KAREN K. SCOTT**.



  
Signature of Notarial Officer  
Title and Rank: Town of Ranchester,  
Deputy Clerk

My Commission expires: 9-30-14



**Exhibit A**

**LEGAL DESCRIPTION  
Grantee's Lands  
Kawulok Enterprises, LLC**

A tract of land situated in the S1/2SW1/4, SW1/4SE1/4 of Section 16, the E1/2NE1/4 of Section 20, and the NW1/4, W1/2NE1/4 of Section 21, Township 57 North, Range 85 West, of the 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming as shown as **TRACT No. 2** on a Record of Survey recorded February 24, 2010 at the Sheridan County Courthouse, Drawer A, Plat 412 and by this reference made a part hereof; said tract being more particularly described as follows:

**Beginning** at the southwest corner of said Section 16 (monumented with a 3" brass cap per PE&Ls 537); thence N00°50'22"W, 513.92 feet along the west line of said Section 16 to a 2" aluminum cap per PLS 5369 on the south right of way line of a Railroad; thence S89°11'02"E, 529.91 feet along said right of way line to a 2" aluminum cap per PLS 5369; thence, along said right of way line, through a curve to the left, having a radius of 5779.65 feet, a central angle of 07°35'22", an arc length of 765.57 feet, a chord bearing of N87°01'17"E, and a chord length of 765.01 feet to a 2" aluminum cap per PLS 5369; thence N83°13'36"E, 1942.09 feet along right of way line to a 2" aluminum cap per PLS 5369 on an agreement line along the east line of said Tract No. 2; thence S02°30'24"E, 570.49 feet along said east line to a 2" aluminum cap per PLS 5369; thence S34°34'38"W, 702.31 feet along said east line to a 2" aluminum cap per PLS 5369; thence S49°12'23"E, 517.81 feet along said east line to a 2" aluminum cap per PLS 5369; thence S17°22'12"E, 1056.94 feet along said centerline to a point in the center of Tongue River witnessed by a 2" aluminum cap per PLS 5369 bearing N17°22'12"W a distance of 90 feet; thence S31°27'30"W, 29.30 feet along said the meander line of Tongue River as described in Book 423 of Deeds, Page 74 and Page 77 to a point; thence S51°59'05"W, 190.46 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 140.00 feet, a central angle of 81°25'51", an arc length of 198.97 feet, a chord bearing of N87°18'00"W, and a chord length of 182.64 feet to a point; thence N46°35'04"W, 103.35 feet along said meander line to a point; thence N21°01'00"E, 344.54 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 280.00 feet, a central angle of 100°41'53", an arc length of 492.10 feet, a chord bearing of N29°19'56"W, and a chord length of 431.17 feet to a point; thence N79°40'53"W, 127.20 feet along said meander line to a point; thence N50°06'58"W, 144.79 feet along said meander line to a point; thence N16°28'04"W, 223.44 feet along said meander line to a point; thence N58°36'44"W, 134.92 feet along said meander line to a point; thence N79°31'44"W, 121.12 feet along said meander line to a point; thence N63°56'49"W, 169.80 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 415.00 feet, a central angle of 132°31'45", an arc length of 959.92 feet, a chord bearing of S49°47'18"W, and a chord length of 759.79 feet to a point; thence S16°28'34"E, 73.98 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 343.00 feet, a central angle of 65°53'42", an arc length of 394.48 feet, a chord bearing of S49°25'25"E, and a chord length of 373.09 feet to a point; thence S82°22'16"E, 298.39 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 280.00 feet, a central angle of 44°57'37", an arc length of 219.72 feet, a chord bearing of S59°53'28"E,



and a chord length of 214.12 feet to a point; thence S37°24'39"E, 249.59 feet along said meander line to a point; thence S00°51'58"W, 130.00 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 350.00 feet, a central angle of 41°59'39", an arc length of 256.53 feet, a chord bearing of S21°51'48"W, and a chord length of 250.82 feet to a point; thence S42°51'37"W, 366.09 feet along said meander line to a point; thence S71°12'45"W, 174.14 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 90.00 feet, a central angle of 70°09'42", an arc length of 110.21 feet, a chord bearing of N73°42'24"W, and a chord length of 103.45 feet to a point; thence N38°37'33"W, 79.37 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 600.00 feet, a central angle of 55°54'17", an arc length of 585.43 feet, a chord bearing of N10°40'25"W, and a chord length of 562.48 feet to a point; thence N17°16'44"E, 84.39 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 130.00 feet, a central angle of 91°11'04", an arc length of 206.89 feet, a chord bearing of N28°18'48"W, and a chord length of 185.74 feet to a point; thence N73°54'20"W, 502.88 feet along said meander line to a point; thence S64°09'24"W, 140.00 feet along said meander line to a point; thence S42°57'32"W, 71.91 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 142.10 feet, a central angle of 89°18'28", an arc length of 221.49 feet, a chord bearing of S01°41'42"E, and a chord length of 199.74 feet to a point; thence S46°20'56"E, 72.95 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 350.00 feet, a central angle of 32°18'10", an arc length of 197.33 feet, a chord bearing of S30°11'51"E, and a chord length of 194.72 feet to a point; thence S14°02'46"E, 144.54 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 130.00 feet, a central angle of 53°16'40", an arc length of 120.88 feet, a chord bearing of S12°35'34"W, and a chord length of 116.58 feet to a point; thence S39°13'54"W, 230.00 feet along said meander line to a point; thence S48°41'37"W, 97.64 feet along said meander line to a point; thence S71°02'33"W, 110.00 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 93.00 feet, a central angle of 108°39'40", an arc length of 176.37 feet, a chord bearing of N54°37'37"W, and a chord length of 151.11 feet to a point; thence N00°17'47"W, 147.82 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 150.00 feet, a central angle of 56°47'28", an arc length of 148.68 feet, a chord bearing of N28°41'31"W, and a chord length of 142.67 feet to a point; thence N57°05'14"W, 258.20 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 90.00 feet, a central angle of 54°47'27", an arc length of 86.07 feet, a chord bearing of N84°28'58"W, and a chord length of 82.82 feet to a point; thence S68°07'18"W, 124.42 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 250.00 feet, a central angle of 60°51'58", an arc length of 265.58 feet, a chord bearing of N81°26'43"W, and a chord length of 253.27 feet to a point; thence N51°00'47"W, 223.85 feet along said meander line to a point; thence N51°00'44"W, 49.71 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 325.00 feet, a central angle of 70°41'13", an arc length of 400.96 feet, a chord bearing of N15°40'06"W, and a chord length of 376.01 feet to a point; thence N19°40'32"E, 42.97 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 135.00 feet, a central angle of 65°12'58", an arc length of 153.66 feet, a chord bearing of



N52°17'01"E, and a chord length of 145.50 feet to a point; thence, along said meander line, through a curve to the right, having a radius of 134.95 feet, a central angle of 45°31'27", an arc length of 107.22 feet, a chord bearing of S72°21'26"E, and a chord length of 104.43 feet to a point; thence S49°35'56"E, 218.52 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 200.00 feet, a central angle of 69°51'11", an arc length of 243.83 feet, a chord bearing of S84°31'33"E, and a chord length of 229.01 feet to a point; thence N60°32'50"E, 86.56 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 250.00 feet, a central angle of 63°17'46", an arc length of 276.18 feet, a chord bearing of N28°53'55"E, and a chord length of 262.35 feet to a point; thence N02°45'00"W, 206.51 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 150.00 feet, a central angle of 59°36'12", an arc length of 156.04 feet, a chord bearing of N32°33'04"W, and a chord length of 149.10 feet to a point; thence N62°21'09"W, 100.55 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 100.00 feet, a central angle of 82°38'44", an arc length of 144.24 feet, a chord bearing of S76°19'36"W, and a chord length of 132.06 feet to a point; thence S35°00'20"W, 188.65 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 115.00 feet, a central angle of 82°28'50", an arc length of 165.55 feet, a chord bearing of S76°14'40"W, and a chord length of 151.62 feet to a point; thence N62°30'52"W, 156.98 feet along said meander line to a point; thence N62°30'59"W, 284.08 feet along said meander line to a point; thence S78°53'13"W, 146.90 feet along said meander line to a point; thence, along said meander line, through a curve to the right, having a radius of 155.00 feet, a central angle of 107°24'05", an arc length of 290.55 feet, a chord bearing of N47°24'43"W, and a chord length of 249.84 feet to a point; thence N06°17'21"E, 204.33 feet along said meander line to a point; thence N64°51'42"E, 171.19 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 460.00 feet, a central angle of 43°25'48", an arc length of 348.68 feet, a chord bearing of N43°08'49"E, and a chord length of 340.39 feet to a point; thence N21°25'55"E, 85.63 feet along said meander line to a point; thence, along said meander line, through a curve to the left, having a radius of 109.00 feet, a central angle of 64°45'00", an arc length of 123.18 feet, a chord bearing of N10°56'36"W, and a chord length of 116.73 feet to a point on the north line of said Section 22; thence N89°16'19"E, 140.69 feet along said north line to the **POINT OF BEGINNING** of said tract.

The above described tract contains 166.29 acres of land more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.  
Distances are surface.