

ROAD EASEMENT

JOHN QUINN, JR., TRUSTEE OF THE JOHN QUINN, JR., REVOCABLE TRUST DATED MARCH 7, 1995, and STEVEN C. SCHUETTE, SUCCESSOR TRUSTEE OF THE BONNIE M. QUINN REVOCABLE TRUST DATED MARCH 7, 1995, (herein referred to as "Grantors"), for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey, without warranties, to **FRANCES L. FELDE, a single woman, and GARRY C. MARKEN and MARILYN A. MARKEN, CO-TRUSTEES OF THE GARRY AND MARILYN MARKEN FAMILY TRUST UNDER AGREEMENT DATED JUNE 19, 1990,** (herein referred to as "Grantees"), a nonexclusive easement for ingress and egress across the following described land which is owned by Grantor, to-wit:

Township 54 North, Range 82 West, 6th P.M., Sheridan County, Wyoming
 Section 21: SE¹/₄NW¹/₄, NE¹/₄SW¹/₄, W¹/₂SE¹/₄, SE¹/₄SE¹/₄

Said easement is limited to a strip of land thirty (30) feet wide, which is described with particularity on Exhibit 1 which is attached hereto, and which is depicted on the plat which is attached hereto as Exhibit 2.

This easement is for the benefit of, is appurtenant to, and shall run with the following described land which is owned by Grantee Frances L. Felde, but which Grantees Garry C. Marken and Marilyn A. Marken, Co-Trustees of the Garry and Marilyn Marken Family Trust under agreement dated June 19, 1990, intend to acquire under an Agreement for Warranty Deed, to-wit:

Township 54 North, Range 82 West, 6th P.M., Sheridan County, Wyoming
 Section 22: S¹/₂S¹/₂
 Section 23: SW¹/₄
 Section 26: W¹/₂NW¹/₄, E¹/₂NW¹/₄
 Section 27: NE¹/₄, NE¹/₄NW¹/₄

Grantees use of the road shall be limited to agricultural and hunting purposes only, which shall include not more than two (2) single family residences on the property for use by the owners or tenants of the land plus any additional housing for agricultural employees. Neither the Grantees, nor any of their invitees, shall permit any vehicle to be parked on the easement right-of-way unless an emergency situation shall exist.

Grantees will reconstruct the road along the route described above, providing all labor, machiner and equipment necessary to place fill dirt and a culvert on the road from the location of the pre-existing road to the Dow Prong Road. Grantors shall supply the necessary fill dirt for the road. Grantees shall not fence or place any gates on the easement

without the written permission of the Grantors. Grantees shall maintain said road from where the new road leaves the old road bed to the westerly edge of Grantees property at their own expense and shall share equally with Grantor the cost of maintaining the road in good and usable condition from the the Dow Prong County Road to where the new road leaves the old road bed.

Dated this 24th day of MARCH, 1998.

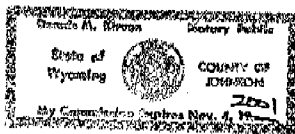
John Quinn, Jr.
John Quinn, Jr., Trustee of the John Quinn,
Jr., Revocable Trust Dated March 7, 1995

Steven C. Schuette
Steven C. Schuette, Successor Trustee of the
Bonnie M. Quinn Revocable Trust Dated
March 7, 1995

STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing Road Easement was subscribed, sworn to and acknowledged before me this 24th day of MARCH, 1998 by John Quinn, Jr., Trustee of the John Quinn, Jr. Revocable Dated March 7, 1995, and Steven C. Schuette, Successor Trustee of the Bonnie M. Quinn Revocable Trust Dated March 7, 1995

WITNESS my hand and official seal.



David A. Brown
Notary Public

My Commission expires: Nov. 4, 2001

LEGAL DESCRIPTION
ROAD EASEMENT
 WITHIN SECTION 21, T 54 N, R 82 W

A thirty (30.00) feet wide tract of land located in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) and the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 21, Township 54 North, Range 82 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, lying fifteen (15.00) feet on each side of the following described centerline:

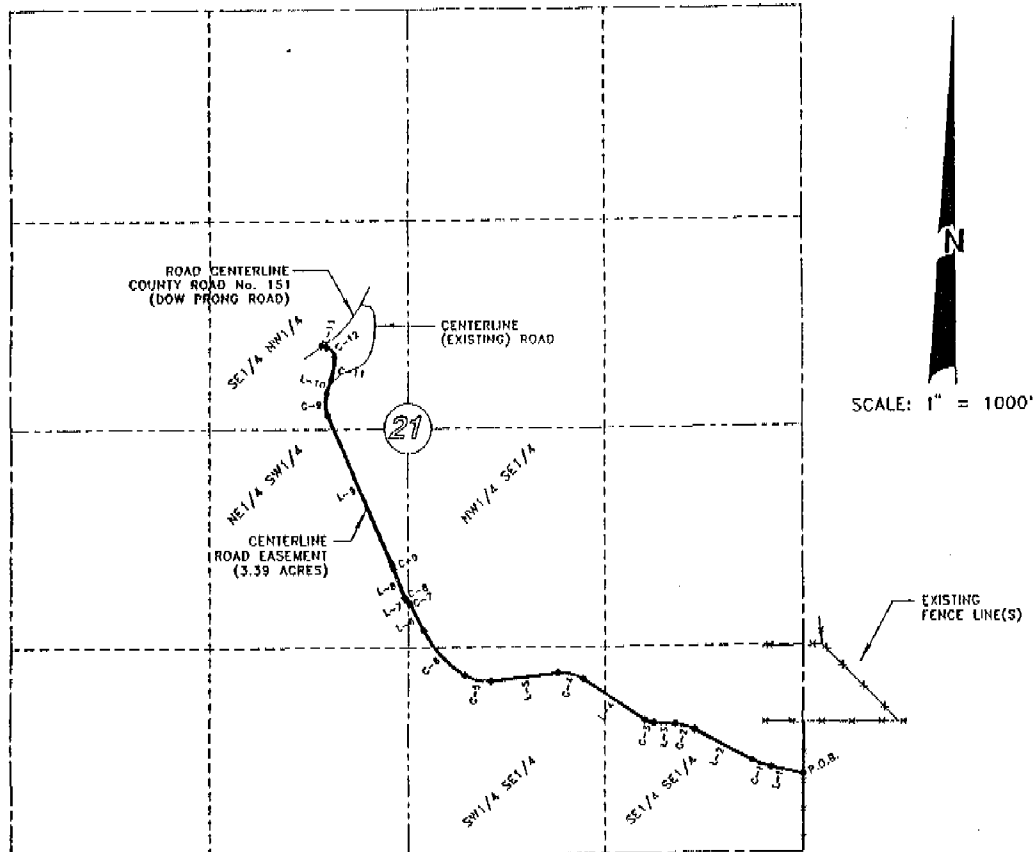
Beginning at a point on the east line of said Section 21, located N 0°03'11"E, 546.34 feet from the Southeast Corner of said Section 21; thence N 77°28'11"W, 216.82 feet; thence along a curve to the right having a radius of 500.00 feet, a central angle of 15°55'15", and arc length of 138.94 feet, with chord bearing and distance of N 69°30'33"W, 138.49 feet; thence N 61°32'55"W, 435.96 feet; thence along a curve to the left having a radius of 300.00 feet, a central angle of 25°36'04", and arc length of 134.05 feet, with chord bearing and distance of N 74°20'57"W, 132.93 feet; thence N 87°08'59"W, 146.07 feet; thence along a curve to the right having a radius of 120.00 feet, a central angle of 31°18'31", and arc length of 65.57 feet, with chord bearing and distance of N 71°29'43"W, 64.76 feet; thence N 55°50'27"W, 500.05 feet; thence along a curve to the left having a radius of 250.00 feet, a central angle of 40°54'30", and arc length of 178.50 feet, with chord bearing and distance of N 76°17'42"W, 174.73 feet; thence S 83°15'03"W, 450.15 feet; thence along a curve to the right having a radius of 280.00 feet, a central angle of 38°10'24", and arc length of 186.55 feet, with chord bearing and distance of N 77°39'45"W, 183.12 feet; thence along a curve to the right having a radius of 765.00 feet, a central angle of 31°00'07", and arc length of 413.93 feet, with chord bearing and distance of N 43°04'29"W, 408.90 feet; thence N 27°34'25"W, 187.94 feet; thence along a curve to the left having a radius of 50.00 feet, a central angle of 18°35'02", and arc length of 16.22 feet, with chord bearing and distance of N 36°51'56"W, 16.15 feet; thence N 46°09'27"W, 27.91 feet; thence along a curve to the right having a radius of 50.00 feet, a central angle of 25°28'13", and arc length of 22.23 feet, with chord bearing and distance of N 33°25'20"W, 22.04 feet; thence N 20°41'14"W, 205.89 feet; thence along a curve to the left having a radius of 500.00 feet, a central angle of 3°24'01", and arc length of 29.67 feet, with chord bearing and distance of N 22°23'15"W, 29.67 feet; thence N 24°05'15"W, 1046.40 feet; thence along a curve to the right having a radius of 200.00 feet, a central angle of 42°08'30", and arc length of 147.10 feet, with chord bearing and distance of N 3°01'00"W, 143.81 feet; thence N 18°03'14"E, 95.11 feet; thence along a curve to the left having a radius of 500.00 feet, a central angle of 17°36'26", and arc length of 153.65 feet, with chord bearing and distance of N 9°15'02"E, 153.05 feet; thence along a curve to the left having a radius of 70.00 feet, a central angle of 75°37'13", and arc length of 92.39 feet, with chord bearing and distance of N 37°21'48"W, 85.83 feet; thence N 75°10'24"W, 36.56 feet to the center of County Road No. 151 (Dow Prong Road), lengthening or shortening the side lines of said tract to intersect the east line of said Section 21 and/or the southwesterly right of way of said County Road No. 151, said tract containing 3.39 acres, more or less.

S.C.S.

JR

EXHIBIT

SHOWING
LOCATION OF ROAD EASEMENT
WITHIN
SECTION 21
TOWNSHIP 54 NORTH, RANGE 82 WEST
OF THE 6th PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING



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FROM	TO/DESCRIPTION	TIE
SE COR SEC 21	P.O.B. ROAD EASEMENT (6.79 Ac.)	N 0°03'11"E, 546.34'

(6.79 ACRE) EASEMENT DESCRIPTION TABLE					
LINE/CURVE NUMBER	CURVE RADIUS	CENTRAL ANGLE	ARC LENGTH	LINE/CHORD BEARING	LINE/CHORD DISTANCE
L-1				N 77°28'11"W	216.82'
C-1	500.00'	15°35'15"	136.94'	N 69°30'33"W	138.48'
L-2				N 61°32'55"W	435.86'
C-2	300.00'	25°36'04"	134.05'	N 74°20'59"W	132.83'
L-3				N 87°08'59"W	146.07'
C-3	120.00'	31°18'31"	65.57'	N 71°29'43"W	64.76'
L-4				N 55°50'27"W	500.05'
C-4	250.00'	40°54'30"	178.50'	N 76°17'42"W	174.73'
L-5				S 83°15'03"W	450.15'
C-5	280.00'	38°10'24"	186.55'	N 77°39'45"W	183.12'
C-6	765.00'	31°00'07"	413.93'	N 43°04'29"W	408.90'
L-6				N 27°34'25"W	187.94'
C-7	50.00'	18°35'02"	16.22'	N 36°51'56"W	16.15'
L-7				N 46°09'27"W	27.91'
C-8	50.00'	28°28'13"	22.23'	N 33°25'20"W	22.04'
L-8				N 20°41'14"W	205.89'
C-9	500.00'	03°24'01"	29.87'	N 22°23'15"W	29.67'
L-9				N 24°05'15"W	1046.40'
C-10	200.00'	42°08'30"	147.10'	N 30°10'00"W	143.81'
L-10				N 18°03'14"E	95.11'
C-11	500.00'	17°36'28"	153.65'	N 3°15'02"E	153.05'
C-12	70.00'	75°37'13"	92.39'	N 37°21'48"W	85.83'
L-11				N 75°10'24"W	36.56'

NOTE: EASEMENT WIDTH = 30.00 FEET
(15.00 FEET EACH SIDE OF
CENTERLINE)



MENTOCK-WILEY CONSULTANTS

CONSULTING ENGINEERS AND LAND SURVEYORS

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JOB No. 98-315

MARCH 24, 1998

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E.C.S. JR