

### ACCESS AND UTILITY EASEMENT

Black Gold Land Company, 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 forty foot wide (40) non-exclusive, non-restrictive, appurtenant access and utility easement over and across the land referred to as Tract 13 and legally described and shown on the map attached hereto as Exhibit A (hereinafter "Easement Route"), which easement is to benefit the property referred to as Tract 12 and legally described and shown on the map attached hereto as Exhibit B (hereinafter "Benefitted Parcel"). 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, 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.

This easement shall run with the land, and this easement shall not merge from common ownership of the benefitted and burdened property.

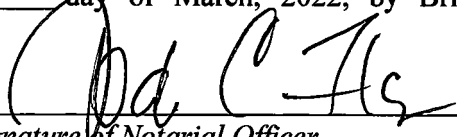
WITNESS my hand this 9<sup>TH</sup> day of March, 2022.

  
Brian N. Beisher, Member

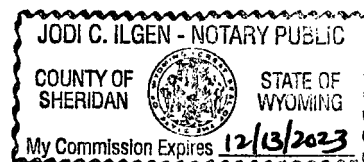
STATE OF WYOMING       )  
                                      )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 9<sup>TH</sup> day of March, 2022, by Brian N. Beisher, as Member of Black Gold Land Company, LLC.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 12/13/2023



LEGAL DESCRIPTION  
EXHIBIT "A"

**ACCESS AND UTILITY EASEMENT**

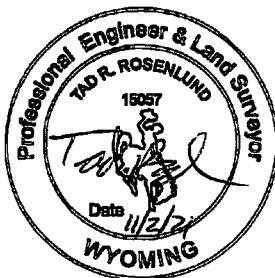
A forty (40) foot wide strip of land for permanent easement purposes crossing Tract 13 and located in the SE1/4 SW1/4 of Section 12 and the NE1/4 NW1/4 and NW1/4 NE1/4 of Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming. Said strip lying twenty (20) feet on each side of the following described line:

Beginning at the point labeled "Point Of Beginning" on the accompanying map and lying N 65°17'43" W, 639.05 feet from the N 1/4 corner of Section 13, said point lying on the easterly right-of-way line of Decker Road (Highway 338) and being the True Point of Beginning;

thence S 59°52'27" E, 34.96 feet; thence S 11°48'39" E, 108.09 feet; thence S 32°1'15" E, 118.41 feet; thence S 50°42'19" E, 200.18 feet; thence S 35°06'26" E, 431.53 feet; thence S 48°06'08" E, 330.41 feet, to the Point of Terminus on the south property line of said Tract 13, being S 15°36'45" E, 682.29 feet from said N 1/4 corner; the parallel sidelines of subject easement being truncated or extended to intersect said right-of-way line on the north end and said south property line on the south end.

Subject easement containing 1.123 acres, more or less and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.

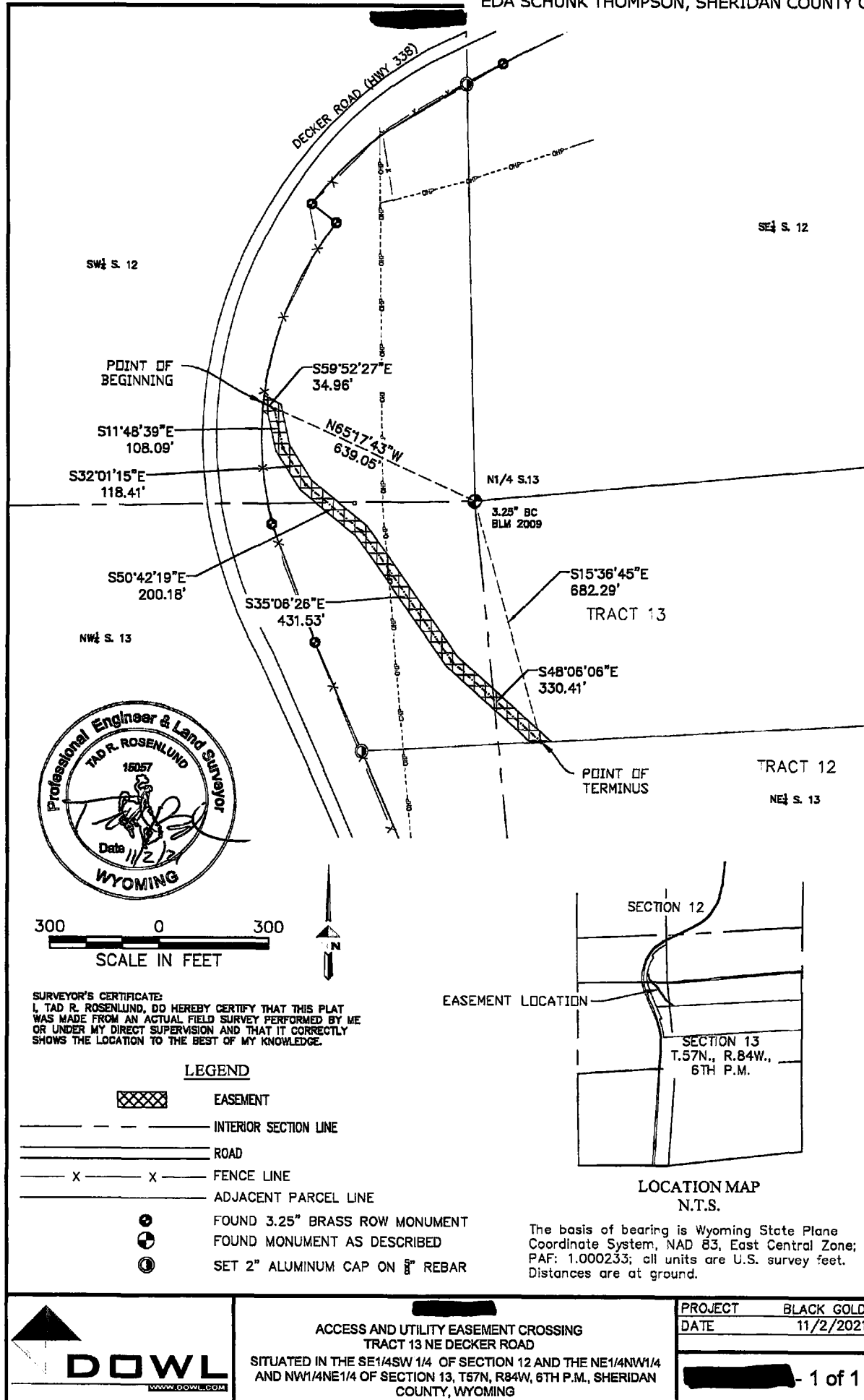


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FEES: \$24.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



EXHIBIT B  
ACCESS AND UTILITY EASEMENT CROSSING  
TRACT 13 NE DECKER ROAD  
SITUATED IN THE SE1/4SW 1/4 OF SECTION 12 AND THE NE1/4NW1/4  
AND NW1/4NE1/4 OF SECTION 13, T57N, R84W, 6TH P.M., SHERIDAN  
COUNTY, WYOMING

|                    |            |
|--------------------|------------|
| PROJECT            | BLACK GOLD |
| DATE               | 11/2/2021  |
| EXHIBIT A - 1 of 1 |            |



LEGAL DESCRIPTION  
EXHIBIT "B"

TRACT 12 NE DECKER ROAD

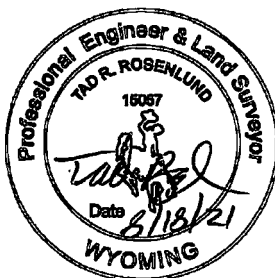
A tract of land situated within the N1/2 of Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof, being more particularly described as follows:

Commencing at the NE corner of Section 13, thence S 0°12'3" E, along the east line of said section, 806.56 feet, to the true Point of Beginning;

thence S 86°55'12" W, 4263.39 feet, to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way line, S 23°15'50" E, 288.65 feet; thence S 22°5'59" E, 82.01 feet; thence S68°58'15" W, 65.42 feet; thence through a curve concave to the west having a radius of 1909.80 feet, a central angle of 16°32'50", an arc length of 551.56 feet, a chord bearing of S 13°35'25" E, and a chord length of 549.65 feet; thence departing from said right-of-way, N 86°29'14" E, 4054.93 feet; thence along said east line of Section 13, N 0°11'51" W, 879.52 feet, to the Point of Beginning.

Containing 84.93 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.



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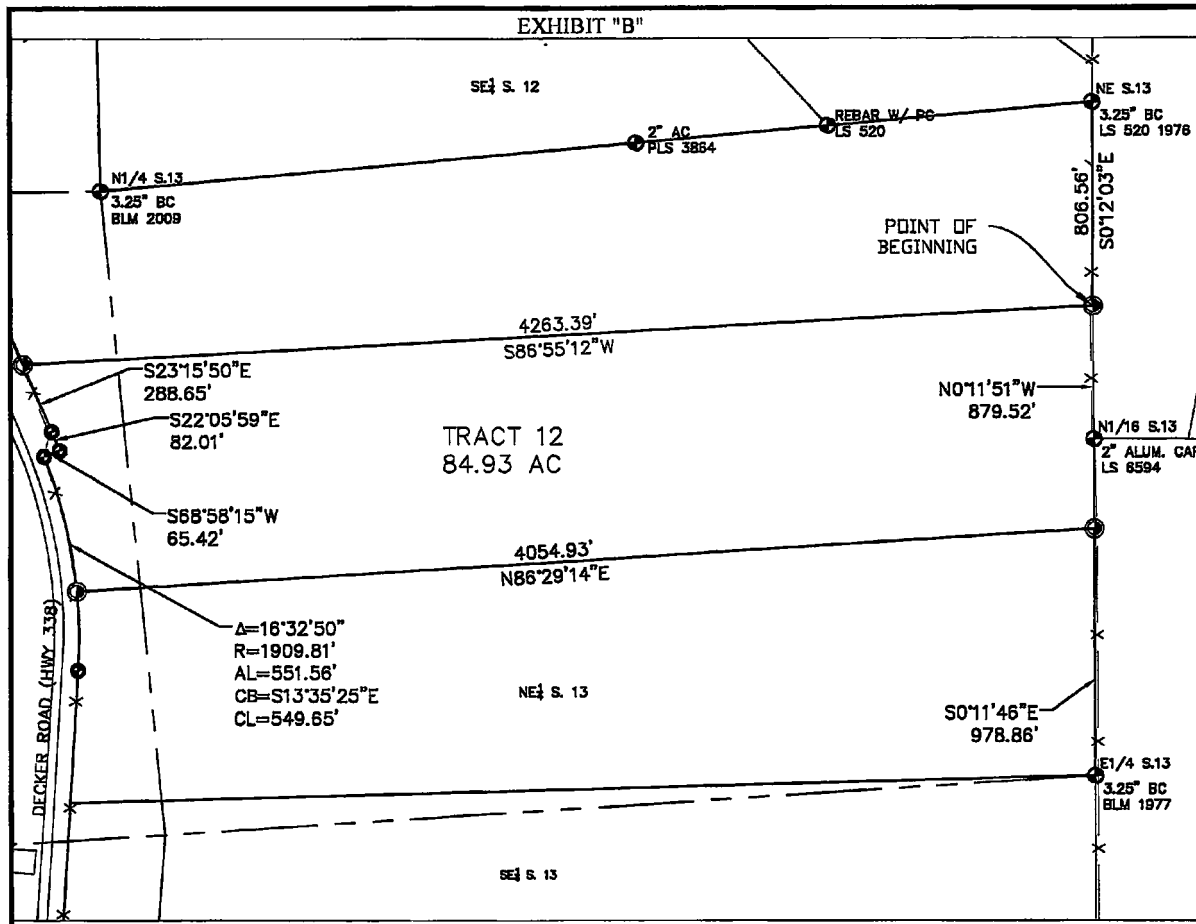


EXHIBIT B  
TRACT 12 NE DECKER ROAD

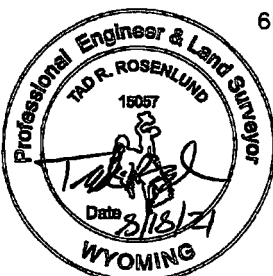
SITUATED IN N1/2 OF SECTION 13, T57N, R84W, 6TH P.M.,  
SHERIDAN COUNTY, WYOMING

|         |            |
|---------|------------|
| PROJECT | BLACK GOLD |
| DATE    | 8/17/2021  |

EXHIBIT B - 1 of 1



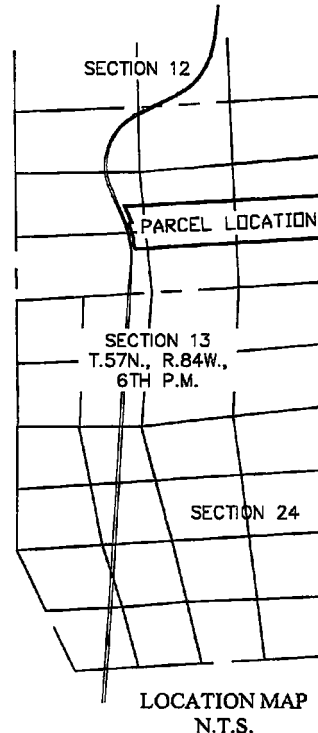
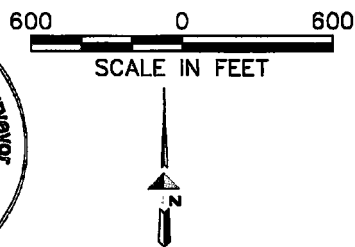
2022-776959 3/9/2022 4:12 PM PAGE: 5 OF 5  
 FEES: \$24.00 PK EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



SURVEYOR'S CERTIFICATE:  
 I, TAD R. ROSENLUND, DO HEREBY CERTIFY THAT THIS PLAT  
 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.

#### LEGEND

- — — — — SECTION LINE
- — — — — INTERIOR SECTION LINE
- — — — — ROAD
- X — X — FENCE LINE
- — — — — ADJACENT PARCEL LINE
- FOUND 3.25" BRASS ROW MONUMENT
- ⊙ FOUND MONUMENT AS DESCRIBED
- ⊙ SET 2" ALUMINUM CAP ON 1" REBAR



The basis of bearing is Wyoming State Plane  
 Coordinate System, NAD 83, East Central Zone;  
 PAF: 1.000233; all units are U.S. survey feet.  
 Distances are at ground.



EXHIBIT B  
 TRACT 12 NE DECKER ROAD  
 SITUATED IN N1/2 OF SECTION 13, T57N, R84W, 6TH P.M.,  
 SHERIDAN COUNTY, WYOMING

PROJECT BLACK GOLD  
 DATE 8/17/2021  
 EXHIBIT B - 1 of 1

**NO. 2022-776959 EASEMENT**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801