

HUNTING EASEMENT

John C. Grambo, individually, whose address is P.O. Box 533, Dayton, Wyoming 82836, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby grants and conveys to **Ward B. Strang and Julie Strang, Trustees of the Strang Family Trust as amended and restated September 4, 2018**, whose address is P.O. Box 255, Dayton, Wyoming 82836, Grantee, a perpetual, nonexclusive, private access hunting easement as provided herein on the following lands situate in Sheridan County, Wyoming:

See **Exhibit A** attached hereto and incorporated herein.

(the "Property")

The hunting easement granted herein is for the benefit of, and shall run with the following described lands owned by Grantee:

See **Exhibit B** attached hereto and incorporated herein.

("Grantee's Parcels")

The easement is subject to the following terms and conditions:

1. **Purpose:** The easement granted herein permits Ward Strang, Julie Strang and their immediate family, to hunt any big game species which may be found on the Property, including elk, deer, antelope, mountain lions, big horn sheep, as well as incidental hunting of fur bearers, game birds and predatory animals, as such terms are defined in Wyoming law. Grantor shall maintain full control of the Property for all purposes other than the hunting allowed pursuant to this easement.

2. **Term:** This easement shall run with the Property until such time as Grantee sells or conveys all of Grantee's Parcels to an unrelated third-party. At such time, Grantee, or Grantee's successors or assigns, will file a release of easement in the county land records.

3. **Release and Indemnity:** Grantee agrees to indemnify Grantor for any and all loss, damage, claim, liability or expense, including without limitation, reasonable attorney fees, which Grantor may suffer or incur by reason of the occupation or use of the Property by Grantee or by reason of any action taken by Grantee, or its invitees in connection with Grantee's occupation or use of the Property. In addition, Grantee hereby releases and forever discharges Grantor from any and all claims, demands, actions, causes of actions, costs or expenses of whatsoever kind and nature, arising from or reason of any



EXHIBIT A

A tract of land located in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 14, T56 N., R87 W. of the 6th Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the north line of Section 14 located N. 89°36'22"E., 1737.13 feet from the northwest corner of said Section 14; thence N. 89°36'22"E., 911.98 feet along the north section line of Section 14 to the (Proportionate) north one-quarter corner of Section 14; thence along the east line of the NW $\frac{1}{4}$ S. 0°09'16" W., 1606.18 feet to a point on the northerly right-of-way of Horseshoe Road; thence S. 59°47'44" W., 22.47 feet along said northerly right-of-way; thence S. 55°03'28"W., 506.44 feet along the northerly right-of-way of Crystal Road; thence N. 34°56'32" W., 1036.03 feet; thence N. 06°31'26" E., 1058.88 feet to the point of beginning.



EXHIBIT B
BENEFITTED LANDS

Parcel One

A tract of land located in the NW $\frac{1}{4}$ of Section 14, T. 56 N., R. 87 W. of the 6th Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of said Section 14; thence N. 89° 36' 22" E., 1737.13 feet along the north section line of section 14; thence S. 6° 31' 26" W., 1058.88 feet; thence S. 65° 34' 14" W., 1776.61 feet to a point on the west section line of section 14; thence N. 0° 01' 30" E., 1774.84 feet along said west section line to the point of beginning.

Parcel Two

Tract 10 of the Horseshoe Estates Subdivision, Sheridan County, Wyoming.

NO. 2024-790584 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801