

**GRANT OF FIRST WATER LINE EASEMENT  
(FUTURE WATER LINE ACROSS AIRSTRIP PROPERTY)**

STAR VALLEY RANCH ASSOCIATION, a Wyoming Non-profit corporation, having its principal place of business in Lincoln County, Wyoming ("Association"), for One Dollar (\$1.00) and other valuable consideration, does hereby grant and convey to LEISURE VALLEY, INC., a Nevada Corporation, doing business in the State of Wyoming at Post Office Box 299, Thayne, Lincoln County, Wyoming 83127 ("LVI"), and its Successors and Assigns, a perpetual easement specifically described on Exhibit A (the "Easement") to place, maintain, repair, replace and convey water through an underground water line or culvert. The Easement shall be appurtenant to and for the benefit of all real property owned by LVI on the date hereof in Section 31, Township 35 North, Range 118 West, 6th P.M., and in Section 6, Township 34 North, Range 118 West, 6th P.M. Lincoln County, Wyoming, lying west of Star Valley Ranch Plats 16, 17, 18 and 21, recorded as Instruments Numbered 514467, 523541, 523540 and 586332, respectively in the Plat Records of Lincoln County, Wyoming.

LVI shall be responsible for timely maintenance and repair of the Easement and shall also be responsible to the Association for any damages to the Association resulting from construction on, use of, repair of, maintenance of, or failure to repair the Easement, provided LVI is given the opportunity first to effect any such repairs.

LVI shall give the Association prior written notice of intent to construct, replace, excavate or perform any work on the Easement and LVI shall provide the Association with a copy of the plans therefore. Except for actual improvements on the Easement, LVI shall, at its sole cost and expense, return the Easement to as good condition as it was prior to such work.

WITNESS our hands this 10 day of August, 1998.



STAR VALLEY RANCH ASSOCIATION

*James Howard*  
JAMES HOWARD, Secretary

By: *Franklin D. Radford*  
FRANKLIN D. RADFORD, Chairman  
and Director

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RECEIVED  
LINCOLN COUNTY CLERK

2000025 PM 1:30

MARSHALL  
KEMMERER, WYOMING

Original, 1 of 2

SV/EASEMENT 1<sup>ST</sup> WATER LINE; August 6, 1998 (3:41PM)

STATE OF WYOMING     )  
                                  ) ss.  
County of Lincoln     )

On this 10<sup>th</sup> day of August, 1998, before me personally appeared Franklin D. Radford as Chairman and Director of Star Valley Ranch Association executing the foregoing document and James Howard attesting to the foregoing document on behalf of the Association by authority of its Board of Directors and Franklin D. Radford and James Howard acknowledged said instrument to be the free act and deed of the Association.

Witness my hand and official seal.

My commission expires: 4/28/2000

Barbara Martin  
Notary Public

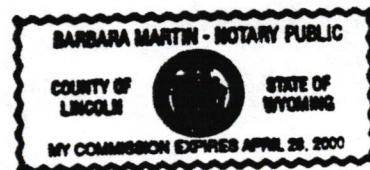




EXHIBIT A TO GRANT OF FIRST WATER LINE EASEMENT  
(FUTURE WATER LINE ACROSS AIRSTRIP PROPERTY)

A PERPETUAL EASEMENT, 20 feet in width, which crosses the Star Valley Ranch Airstrip, the centerline of which is described as follows:

Beginning at a point which is North  $0^{\circ}6'10''$  West 3205.42 feet and South  $78^{\circ}18'40''$  East 1354.51 feet from the Southwest (SW) corner of Section 31, Township 35 North, Range 118 West, 6<sup>th</sup> P.M., Lincoln County, Wyoming; thence South  $13^{\circ}15'36''$  East 510 feet along the Westerly boundary of an Airstrip described in Paragraph Number 4, on Page 14, of that certain Deed recorded on January 22, 1985 in Book 222PR, Page 732, as Instrument Number 629478 in the Official Records of the County Recorder of Lincoln County, Wyoming (hereinafter referred to as the "Airstrip Property") to the TRUE POINT OF BEGINNING; thence continuing South  $13^{\circ}15'36''$  East 20 feet along the Westerly boundary of the Airstrip Property; thence North  $76^{\circ}42'34''$  East 121.82 feet more or less to the Easterly boundary of the Airstrip Property; thence North  $13^{\circ}18'54''$  West 20 feet along the Easterly boundary of the Airstrip Property; thence South  $76^{\circ}42'34''$  West 121.80 feet more or less to the TRUE POINT OF BEGINNING.



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Unit 11

20' Easement Location

4879.21  
5000

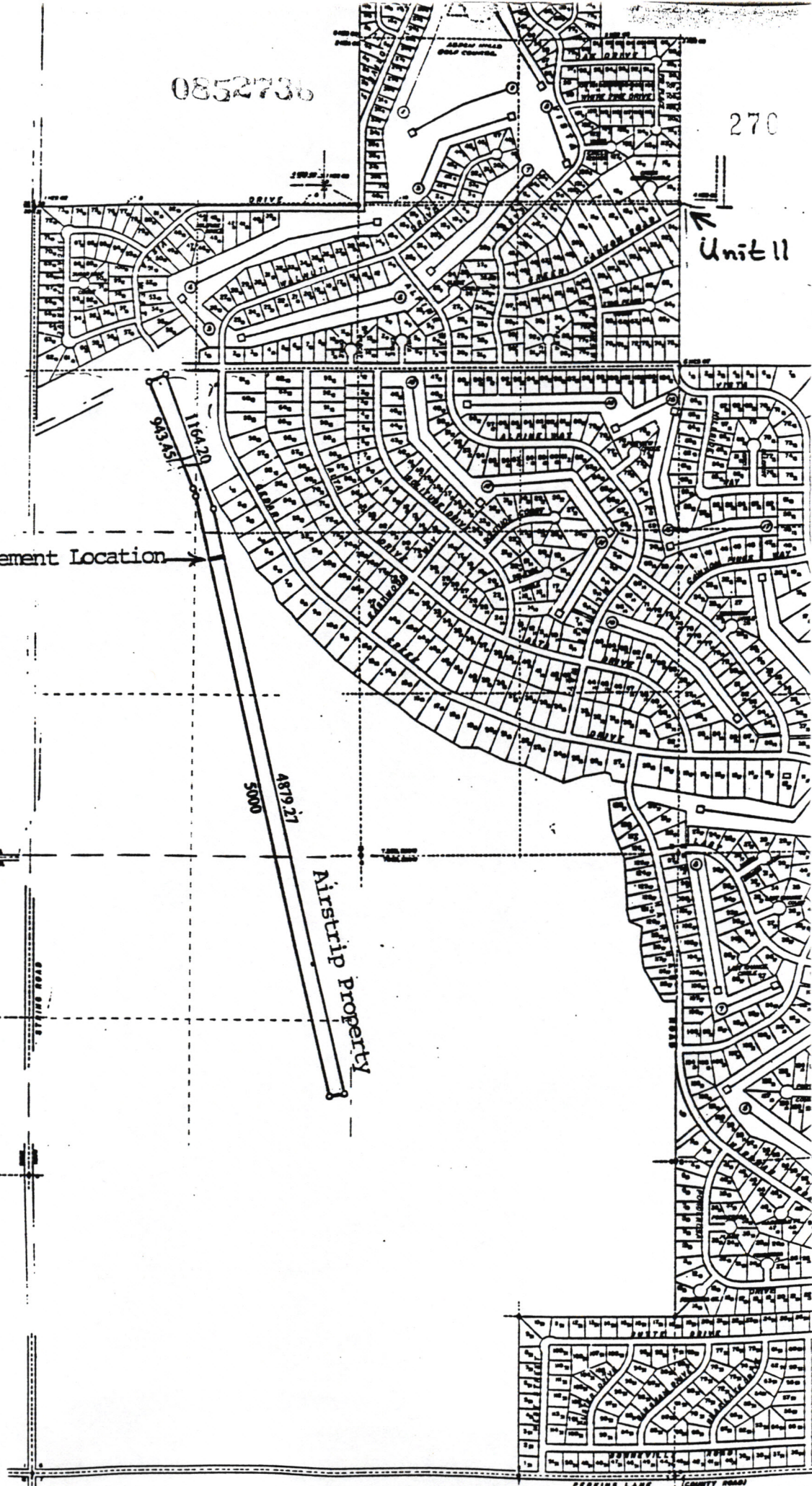
Airstrip Property

CEDAR CREEK ROAD

RESTAURANT & CAFE

10 MILE EXECUTIVE  
GOLF COURSE

PERRINE LANE (COUNTY ROAD)

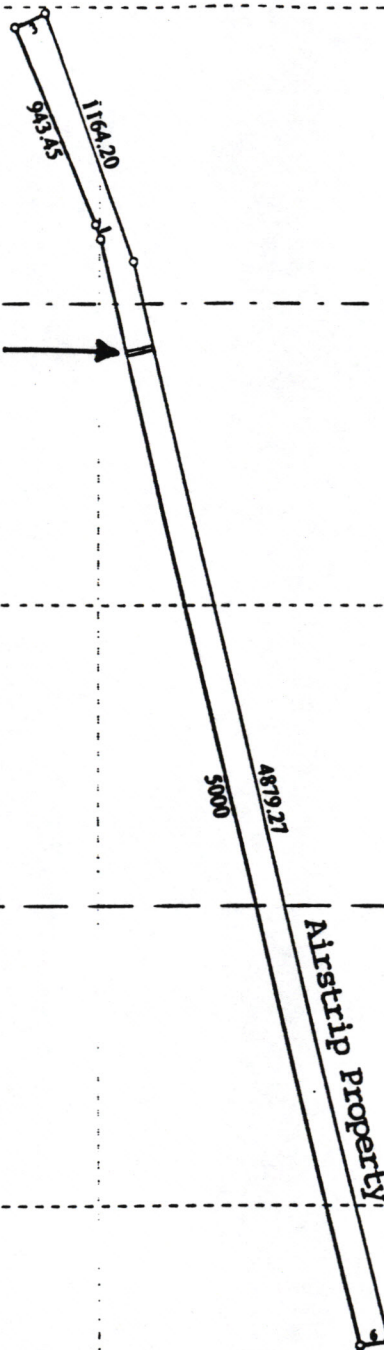




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20' Easement Location



Title: Vicinity Location of 20' Pipeline Easement on SVRA Airstrip

Date: 11-14-1997

Scale: 1 inch = 900 feet

File: Combined.des

Tract 1: 0.056 Acres: 2436 Sq Feet: 226.3 Sq Meters: No significant closure error. : Perimeter = 284 feet

Tract 2: 17.128 Acres: 69315.5 Sq Meters: No significant closure error. : Perimeter = 12330 feet

001=/sw,31.35n,118w

008=s76.4234w 121.80

015=n65.1743e 150

002=/n0.0610w 3205.42

009=@0 Merge 1

016=\*s20.3018e 1164.20

003=/s78.1840e 1354.51

010=/sw,31.35n,118w

017=\*s13.1854e 4879.27

004=/s13.1536e 510

011=/n0.0610w 3205.42

018=s80.5450w 126.40

005=s13.1536e 20

012=/s78.1840e 1354.51

019=\*n13.1536w 5000

006=n76.4234e 121.82

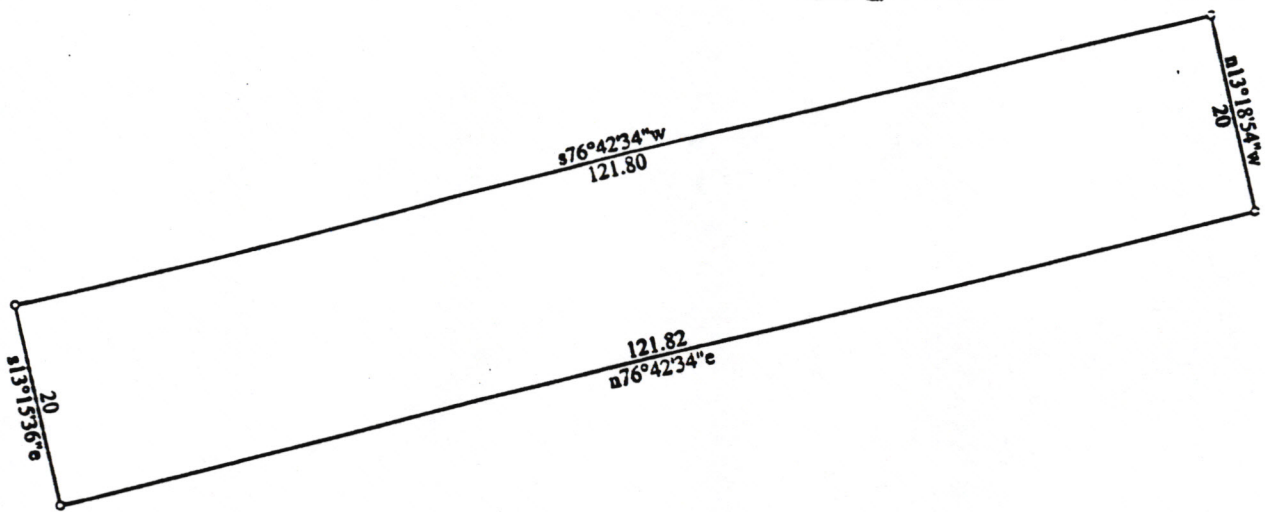
013=n21.0751w 66.63

007=n13.1854w 20

014=\*n23.1346w 943.45

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Title: LVT's 20' Pipeline Easement across SVRA Airstrip

Date: 11-14-1997

Scale: 1 inch = 20 feet

File: Easement1.des

Tract 1: 0.056 Acres: 2436 Sq Feet: 226.3 Sq Meters: No significant closure error. : Perimeter = 284 feet

001=/sw,31.35n,118w

004=/s13.1536e 510

007=n13.1854w 20

002=/n0.0610w 3205.42

005=s13.1536e 20

008=s76.4234w 121.80

003=/s78.1840e 1354.51

006=n76.4234e 121.82