

CONTRACT FOR SALE OF REAL ESTATE

2002, by and between

WITNESSETH:

WHEREAS, the Seller is the owner of certain property

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a tract of land in Township 16 North, Range 75 West, 6th P.M., Albany County, Wyoming more particularly described as follows: Beginning at the S1/4 corner of Section 34, T16N, R75W, 6th P.M. monumented by the original GLO stone monument; thence N 89° 57' 43" W 1349.98 feet to a point monumented by a 5/8" rebar and cap stamped "PELS 674"; thence N 1° 40' 30" E 1542.55 feet to a point on the southerly right of way of Wyoming Highway 130 monumented by a 5/8" rebar with cap stamped "PELS 674"; thence N 82° 32' 03" E 845.27 feet along said right of way to a point monumented by a WDOT brass cap; thence 452.95 feet along said right of way (a curve concave to the south, chord bears N 84° 49' 52" E 452.82 feet) to a point monumented by a WDOT brass cap; thence N 87° 09' 17" E 65.51 feet along said right of way to a point monumented by a 5/8" rebar with cap stamped "PELS 674"; thence S 1° 40' 30" W 1697.37 feet to the point of beginning. Said tract contains 50.5 acres more or less. Basis of bearing for description is the west line of Section 2, T15N, R75W, 6th P.M. i.e. N 0° 37' 00" E.

RESERVING AND GRANTING, however, an easement thirty feet (30') in width for the purposes of providing vehicular access and utilities for the benefit of that land which is now owned by Grantor and/or sold by Grantor to other parties lying in Townships 15 and 16 North, Range 75 West of the 6th P.M., Albany County, Wyoming. Said easement shall be along the thirty most northerly feet of the subject property being conveyed herein. Grantor hereby grants and reserves said easement for the benefit of said lands. The intent of this easement is to provide a utility corridor along Highway 130 and to provide access on to Highway 130 in the event such access is necessary to provide an acceptable highway approach.