

RIGHT OF WAY GRANT AND EASEMENT

FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, **EDMUNDSON RANCHES, LLC**, hereinafter referred to as Grantor (whether one or more), does hereby grant, warrant and convey unto **GRAND MESA OPERATING COMPANY**, their successors and assigns, and/or subcontractors, hereinafter referred to as Grantee, a right-of-way and easement to construct, maintain, inspect, operate, protect, repair, alter, replace, and remove an entry road, not more than 60 feet in width, on, over, and through the following described lands, of which Grantor warrants they are the owners in fee simple, situated in Crowley County, State of Colorado, to wit:

Township 20 South, Range 56 West:
Section 9: SW/4

together with the right of ingress and egress to and from said lands for the purposes aforesaid.

Grantor shall have the right fully to use and enjoy the above-described premises, subject to the rights herein granted; and Grantor agrees not to build, create or construct, nor permit to be built, created or constructed, any obstruction, building, engineering works, or other structure over said road right-of-way. Grantee hereby agrees to pay damages which may arise to growing crops, pasture, fences, or buildings of said Grantor, from the exercise of the rights herein granted.

Grantor hereby gives, grants and conveys unto Grantee, its agents, employees, contractors and assigns, the right to enter upon and use the above-described lands for the purpose of building, maintaining and utilizing an access road and drilling, completing, repairing and producing or abandoning wells and related production facilities on said lands and adjacent lands which are operated by Grantee. Said Right of Way Grant and Easement to remain in effect until said time as Grantee no longer requires access to said lands for the uses and purposes set out above. Said Right of Way Grant and Easement to cover the lands on the south edge of the above-described lands.

If the interest of Grantor in the above-described land is less than the entire and undivided fee simple estate therein, then any payments hereunder shall be paid to Grantor in proportion which Grantor's interest bears to the whole and undivided fee.

The rights herein granted may be assigned in whole or in part.

The terms, conditions and provisions of this grant shall extend to and be binding upon the successors and assigns of the parties hereto.

