

After recording return to:

KNP, LLC
3635 Fieldstone Drive W,
Bozeman, MT 59715

BX22535

181801 Fee: \$ 28.00 Bk 193 Pg 404

BROADWATER COUNTY Recorded 12/5/2018 at 03:37 PM
Douglas D. Ellis, Clerk and Recorder By Annr Deputy
Return to: Rocky Mountain Title Co
P.O. Box 268, Helena, Montana 59624

RESERVATION OF EASEMENT AND WELL AGREEMENT

WHEREAS, KNP, LLC, 3635 Fieldstone Drive, Bozeman, MT 59715, owns the following described real property located in the County of Broadwater, State of Montana, to-wit:

Township 7 North, Range 3 East, P.M.M., Broadwater County, Montana

Amended Tracts A and B of that Certificate of Survey recorded as Document 181204, Book 2, Page 563 in the Office of the Broadwater County Clerk and Recorder

WHEREAS, C2-65, LLC 1716 W. Main St., Suite 5, Bozeman, MT 59715 wishes to purchase Amended Tract B from KNP, LLC;

WHEREAS, KNP, LLC, wishes to convey Amended Tract B to C2-65, LLC subject to certain terms and conditions; and

WHEREAS, KNP, LLC, shall retain ownership of Amended Tract A, together with reserved easements for ingress, egress, utilities, and water line ("Easements").

WHEREAS, KNP, LLC, shall retain ownership of Amended Tract A, together with a reserved right-of-use of the well ("Well") currently located on Amended Tract B.

NOW THEREFORE, KNP, LLC has reserved unto itself, its heirs, successors and assigns (cumulatively referred to as "Holder"), a perpetual, exclusive easement and right-of-way (hereafter "Access Easement") thirty (30) feet in width for ingress and egress burdening Amended Tract B ("the servient estate") and benefiting Amended Tract A ("the dominant estate").

The approximate course and direction of the Access Easement hereby reserved originates at Highway 12E and terminates at the east boundary of Amended Tract A, as depicted on the aerial photograph attached hereto as Exhibit "A" and incorporated herein by reference.

KNP, LLC has reserved unto Holder a perpetual, exclusive easement and right-of-way (hereafter "Utility and Water Line Easement") ten (10) feet in width for buried utilities and water line burdening Amended Tract B ("the servient estate") and benefiting Amended Tract A.

The approximate course and direction of the Utility and Water Line Easement hereby reserved originates at the existing power drop and the existing wellhead on Amended Tract B and terminates at the east boundary of Amended Tract A, as depicted on Exhibit "A".

The Easements are reserved simultaneously with the conveyance of the above described servient property and shall be appurtenant to, and run with, Amended Tract A, the dominant property.

The Holder shall have the right to use Easements for ingress and egress, buried utilities, and buried water line without limitation, and to install and maintain utility services. Holder shall have the right to clear and keep cleared the Easements of all trees and other obstructions.

The Parties shall equitably share the use of the Well and allocate maintenance, repair and utility costs on a use-based allocation of costs of the Well.

The rights, conditions and provisions of this Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the owners of the servient and dominant properties.

Dated this 16th day of November 2018.

KNP, LLC

BY: 

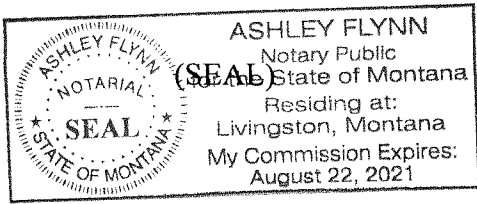
Travis Kinzler

Its: Member

State of Montana)
 : ss.
County of Gallatin)

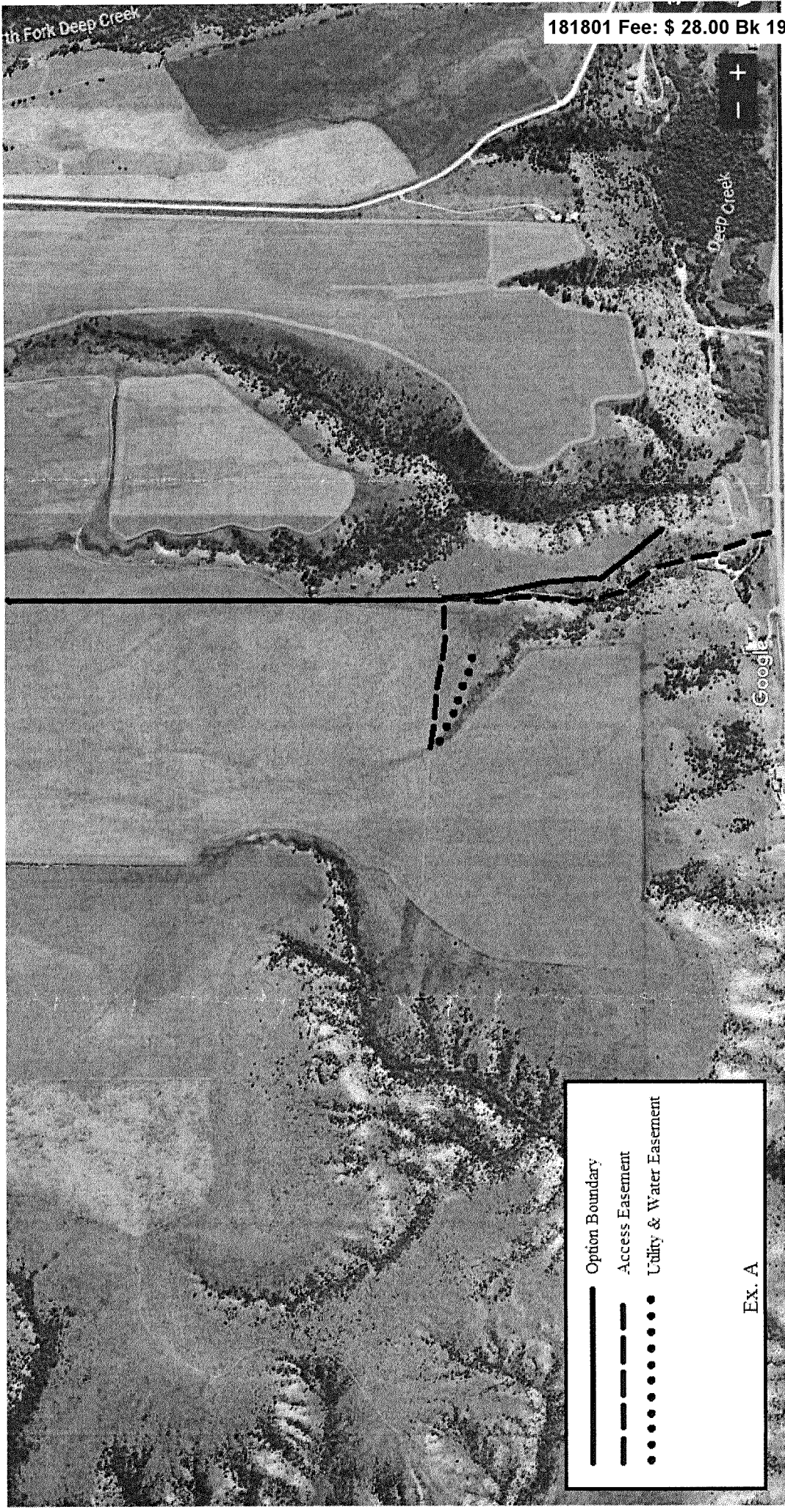
This instrument was acknowledged before me on this 16th day of November 2018, by Travis Kinzler, of KNP, LLC, whose name is subscribed to within the instrument and acknowledged to me that he executed the same on behalf of KNP, LLC.




IN WITNESS WHEREOF, I have hereunto set my hand and notary seal the day and year first above written.



Ashley Flynn

Notary Public for the State of Montana
Residing at: _____
My Commission expires: _____



	Option Boundary
	Access Easement
	Utility & Water Easement

EX. A