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GRANT OF AN EASEMENT AND ROAD MAINTENANCE AGREEMENT

JANUARY 6th, 2011

FOR VALUE RECEIVED, MONTAK PROPERTIES LLC AND JOE BALYEAT of 6909 RISING EAGLE ROAD, BOZEMAN, MONTANA, 59715, GRANTORS, DO HEREBY CONVEY, RELEASE, REMISE, AND FOREVER QUITCLAIM UNTO THE GRANTEES, THE OWNERS IN LAW OR EQUITY OF PARCELS IN THE ALASKAN WILDWOOD RECREATIONAL RANCH, AS FOLLOWS:

ALL OWNERS OF PARCELS IN THE ALASKAN WILDWOOD RECREATIONAL RANCH (HERE AFTER RANCH) WILL HAVE RECREATIONAL ACCESS TO THE CREEKS, COMMON AREAS, PLATTED ROADS, AND ROADS APPARENT ON THE GROUND AND UNFENCED AREAS OF THE RANCH THAT ARE MORE THAN 300 FEET FROM A DWELLING.

RECREATIONAL ACCESS INCLUDES ALL THE FOLLOWING: WALKING, BIKING, AND HORSEBACK RIDING. HUNTING IS PERMITTED OUTSIDE THE FENCED AREAS AND FURTHER THAN 300 FEET FROM ANY BUILDING; A CLOSER DISTANCE IS ALLOWED WITH THE PERMISSION OF THE PARCEL OWNER. ONLY CROSSBOWS, CONVENTIONAL BOWS, SHOTGUNS, AND FIREARMS USING BLACK POWDER MAY BE USED WITHIN 700 FEET OF ANY BUILDING, EXCEPT BY PERMISSION OF THE PROPERTY OWNER. ALL TERRAIN VEHICLES AND SNOWMOBILES MAY BE USED ON PLATTED ROADS, ROADS APPARENT ON THE GROUND, AND TRAILS BETWEEN THE HOURS OF 8:00 A.M. TO 10:00 P.M.

DECISIONS REGARDING ROAD MAINTENANCE OR IMPROVEMENT SHALL BE MADE BY A MAJORITY VOTE OF THE PARCEL OWNERS REQUIRING USE OF THE ROAD IN QUESTION. THE OWNER OF EACH PARCEL WILL HAVE ONE VOTE PER PARCEL AND ASSESSMENT FOR ROAD MAINTENANCE COSTS WILL BE ALLOCATED IN ACCORDANCE WITH THE NUMBER OF PARCELS OWNED. THE PARCEL OWNER WILL HAVE NO RESPONSIBILITY FOR ROAD MAINTENANCE FOR ANY ROAD THAT DOES NOT PROVIDE DIRECT ACCESS TO HIS PARCEL, NOR WILL HE HAVE A VOTE ON ANY PORTION OF THE ROAD SYSTEM WHICH DOES NOT PROVIDE DIRECT ACCESS TO HIS PARCEL. PARCEL OWNERS MAY MAINTAIN

ROADS AT THEIR OWN EXPENSE IF THEY CHOOSE TO DO SO, PROVIDED IT DOES NOT DAMAGE THE ROAD OR THE PROPERTY OF ANY OTHER OWNER.

ALL LOT OWNERS ON THE RANCH WILL HAVE INGRESS AND EGRESS TO THEIR PARCELS ALONG PLATTED ROADS, AND ROADS APPARENT ON THE GROUND. ALL LOT OWNERS WILL HAVE INGRESS AND EGRESS TO THE PUBLIC LAND ADJACENT TO THE RANCH VIA FUR TRADER TRAIL.

ENFORCEMENT OF THE PROVISIONS OF THIS EASEMENT MAY BE BY ANYONE WITH AN INTEREST IN THE PROVISION. IF LITIGATION IS INSTITUTED THE PREVAILING PARTY IS ENTITLED TO ATTORNEY'S FEES, EXPENSES, AND COSTS.

THE LEGAL DESCRIPTION OF THE REAL ESTATE OWNED BY THE GRANTORS, THE OWNERS OF THE ALASKAN WILDWOOD RECREATIONAL RANCH, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CAMP DE ORO SUB (PLAT #2000-48), DEL RIO RANCHOS SUB (PLAT #2000-49), TRACTS 20-29 & 36-45 HIGH LINE ACRES SUB (PLAT #0742197), AND ANCHOR POINT ACRES SUB AMENDED LOT 1 (PLAT #72-62 HOMER RECORDING DISTRICT); ALL SITUATED IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, IN THE STATE OF ALASKA; AND COLLECTIVELY HEREIN REFERENCED AS ALASKAN WILDWOOD RECREATIONAL RANCH.

THE EASEMENT GRANTED BY GRANTORS TO THE GRANTEEES IS FOR THE BENEFIT OF THE GRANTEEES, THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST FOREVER.

IN WITNESS WHEREOF THE GRANTORS HAVE HEREUNTO SET THEIR HANDS THE DAY AND YEAR FIRST ABOVE WRITTEN.

JOE BALLYEAT IS SIGNING IN HIS AUTHORIZED CAPACITY FOR MONTAK PROPERTIES, A MONTANA LLC, AND IN HIS OWN RIGHT FOR HIS OWN INDIVIDUAL INTEREST.



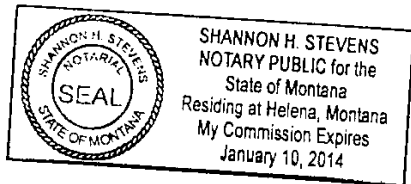
Joe Balgeat 1/6/11
GRANTOR DATE

STATE OF MONTANA
County of San ~~San~~ Clark JUDICIAL DISTRICT

I CERTIFY THAT Joe Balgeat KNOWN TO ME AS THE GRANTOR IN THE
FOREGOING DOCUMENT, PERSONALLY APPEARED BEFORE ME ON THIS
6th DAY OF January 2011 AND SIGNED THIS EASEMENT AGREEMENT FOR
THE PURPOSES AND REASONS STATED AND SET FORTH HEREIN.

Shannon H. Stevens
NOTARY PUBLIC IN AND FOR MONTANA
MY COMMISSION EXPIRES 1.10.2014

(SEAL)



grantee address
c/o Joe Balgeat
6909 Rising Eagle Rd
Bozeman MT 59715

AFTER RECORD
RETURN TO
MONTANA PPTUES
6909 Rising Eagle Rd
Bozeman MT
59715

