

The following are here agreed to by seller and buyer:

- 1) The sellers or their heirs retain in perpetuity right of access to and through said property for purposes of moving stock, transporting hay and equipment and other ranching activities connected with management and use of surrounding land.
- 2) The buyer is given access to the said property through adjoining property held by the sellers to the nearest public or county road.
- 3) The buyer will pay all surveying, legal, title search, and transfer fees associated with the purchase.
- 4) The buyer will pay for all needed gates, culverts, fencing, bridging, and maintenance connected with his right of access through adjoining property of the sellers.
- 5) The buyer will share in the cost or work of maintaining fences on boundary of property.

Further, there will be attached to the title as part of the title certain restrictions on the use and disposition of the said property:

In view of the mutual concern of buyer and sellers for a land ethic, of their interest in conservation of resources, in the harmony between land and its natural biota, and in the maintenance of the aesthetic and other amenities associated with a quality life, it is agreed that: