

COUNTY ROAD EASEMENT

THIS INDENTURE, made this 17 day of September, 2025 by and between Julie Anne Voigt and Casey Lee Voigt, as Trustees of the Julie Anne Voigt Living Trust dated January 26, 2023, and any amendments thereto, party of the first part, whose address is PO Box 454, Beulah, North Dakota 58523, and the County of Mercer, a North Dakota Governmental Organization, party of the second part, whose address is 1021 Arthur St., or P.O. Box 39, Stanton, North Dakota 58571.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of one dollar and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does SELL, REMISE, RELEASE, and QUIT CLAIM, to the said party of the second part all right, title, interest, claim or demand in and to the said tract of land for as long a period of time as it is used for roadway purposes, at which time the land will be Quit Claimed to the surface owner(s) of record said tract lying and being in the County of Mercer, and State of North Dakota and described as follows, to-wit:

See Road Exhibit 2 which is attached hereto, and by this refence, incorporated herein.

Reserving and excepting, however, to the party of the first part, in equal interests that the party of the first part owned prior to this indenture, all the oil, gas, coal and other minerals in or under and that may be produced from the above-described land.

TO HAVE AND TO HOLD, the above Quit Claimed premises, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the said party of the second part.

[Remainder of the Page Intentionally Left Blank; Signature Page Follows Immediately]

IN WITNESS WHEREOF, The said party of the first part has hereunto sent their hand the day and year first above written.

JULIE ANNE VOIGT LIVING TRUST
DATED JANUARY 26, 2023

Julie Anne Voigt
Julie Anne Voigt, Trustee

Casey Lee Voigt
Casey Lee Voigt, Trustee

STATE OF North Dakota)
COUNTY OF Mercer)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Casey Lee Voigt, who acknowledged that he is a Trustee of the Julie Anne Voigt Living Trust dated January 26, 2023, and that he signed and delivered the foregoing instrument on the day and year therein mentioned on behalf of the trust.

Given under my hand this the 17th day of September, 2025.



Michelle Harm
NOTARY PUBLIC
My Commission Expires: March 4, 2026

STATE OF North Dakota)
COUNTY OF Mercer)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Julie Anne Voigt, who acknowledged that she is a Trustee of the Julie Anne Voigt Living Trust dated January 26, 2023, and that she signed and delivered the foregoing instrument on the day and year therein mentioned on behalf of the trust.

Given under my hand this the 17th day of September, 2025.



Michelle Harm
NOTARY PUBLIC
My Commission Expires: March 4, 2026

ROAD EASEMENT

LOCATED WITHIN THE SW1/4 OF
SECTION 31, T143N, R88W, 5TH P.M.,
MERCER COUNTY, NORTH DAKOTA
OWNER: CASEY VOIGT

LEGAL DESCRIPTION OF 150 FOOT WIDE ROAD EASEMENT

A 150 foot wide (75.00 feet on each side of centerline) easement for access purposes over and across the Southwest Quarter (SW1/4) of Section 31, Township 143 North, Range 88 West of the 5th Principal Meridian, Mercer County, North Dakota, which is more particularly described as follows:

COMMENCING at the southwest corner of said Section 31; thence on the west line of said Section 31, N00°50'16"E a distance of 1818.67 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING; thence S82°34'49"E a distance of 350.00 feet to the POINT OF ENDING, said point being located on the centerline of an existing road and bears N50°52'56"W a distance of 2882.40 feet from the south quarter of said Section 31.

Said easement is 350.00 feet in length and contains 1.21 acres, more or less. the sidelines of said easement are to meet at angle points and are to be shortened or prolonged as to terminate on the west line of said Section 31. Furthermore, the above described easement is not intended to include any portion of land not owned by the grantor. Said easement is subject to any previous easements, agreements, conveyances, and surveys.

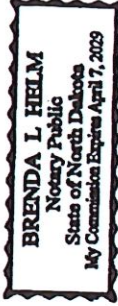
SURVEYOR'S CERTIFICATE

I, Matthew Weeks, a North Dakota Professional Land Surveyor, do hereby certify that this survey was performed by me or under my direct supervision at the request of Tyler Barth, Coyote Creek Mine, and that said survey is true and complete as shown, and that the monuments found and set are of the character and occupy the positions shown thereon. This survey does not represent a complete title search.


MATTHEW WEEKS, NORTH DAKOTA PLS NO. LS-3626
INTERSTATE ENGINEERING, INC.



Subscribed and sworn to before me this 26th day of August, 2025




Notary Public Morton County, North Dakota



Prepared By:
**INTERSTATE
ENGINEERING**
Interstate Engineering
1403 27th Street NW
PO Box 1254
London, ND 58534
(701) 653-5455
www.interstateeng.com

ROAD EASEMENT
OWNER: CASEY VOIGT
FOR: COYOTE CREEK
PURPOSE: ROAD EASEMENT
DRAWN BY: B.L.H. PROJECT NO: CPE00002302
CHECKED BY: B.L.W. DATE: 8/27/2025

2 OF 2
SHEET NO.

MORTGAGEE
MORTGAGOR
INDEXED ✓

230214
OFFICE OF
COUNTY RECORDER
STATE OF NORTH DAKOTA
COUNTY OF MERCER
I hereby certify that the within instrument was filed in this office
for record this 9/18/2025 at 8:14 AM, and was duly recorded as
Book 241 MISC on Page 443 Fee: \$0.00



County Recorder

Shannon Sengul

By Deputy

Aubrey Cabert

Return To: MERCER COUNTY AUDITOR, PO BOX 39
STANTON, ND 58571

COUNTY ROAD EASEMENT

THIS INDENTURE, made this 17 day of September, 2025 by and between Casey Lee Voigt and Julie Anne Voigt, as Trustees of the Casey Lee Voigt Living Trust dated January 26, 2023, and any amendments thereto, party of the first part, whose address is PO Box 454, Beulah, North Dakota 58523, and the County of Mercer, a North Dakota Governmental Organization, party of the second part, whose address is 1021 Arthur St., or P.O. Box 39, Stanton, North Dakota 58571.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of one dollar and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does SELL, REMISE, RELEASE, and QUIT CLAIM, to the said party of the second part all right, title, interest, claim or demand in and to the said tract of land for as long a period of time as it is used for roadway purposes, at which time the land will be Quit Claimed to the surface owner(s) of record said tract lying and being in the County of Mercer, and State of North Dakota and described as follows, to-wit:

See Road Easement Exhibit which is attached hereto, and by this refence, incorporated herein.

Reserving and excepting, however, to the party of the first part, in equal interests that the party of the first part owned prior to this indenture, all the oil, gas, coal and other minerals in or under and that may be produced from the above-described land.

TO HAVE AND TO HOLD, the above Quit Claimed premises, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the said party of the second part.

[Remainder of the Page Intentionally Left Blank; Signature Page Follows Immediately]

IN WITNESS WHEREOF, The said party of the first part has hereunto sent their hand the day and year first above written.

CASEY LEE VOIGT LIVING TRUST
DATED JANUARY 26, 2023

Casey Lee Voigt
Casey Lee Voigt, Trustee

Julie Anne Voigt
Julie Anne Voigt, Trustee

STATE OF North Dakota)
COUNTY OF Mercer)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Casey Lee Voigt, Trustee of the Casey Lee Voigt Living Trust dated January 26, 2023, and that he signed and delivered the foregoing instrument on the day and year therein mentioned on behalf of the trust.

Given under my hand this the 17th day of September, 2025.



STATE OF North Dakota)
COUNTY OF Mercer)

Michelle Harm
NOTARY PUBLIC
My Commission Expires: March 4, 2026

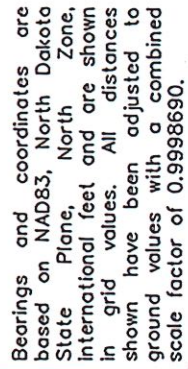
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Julie Anne Voigt, Trustee of the Casey Lee Voigt Living Trust dated January 26, 2023, and that she signed and delivered the foregoing instrument on the day and year therein mentioned on behalf of the trust.

Given under my hand this the 17th day of September, 2025.



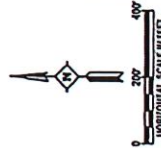
Michelle Harm
NOTARY PUBLIC
My Commission Expires: March 4, 2026

LOCATED WITHIN THE SE 1/4
OF SECTION 36, T143N, R89W, 5th P.M.,
MERCER COUNTY, NORTH DAKOTA



LEGEND:

	- SECTION CORNER (AS NOTED)
	- QUARTER CORNER (AS NOTED)



Prepared By:

**INTERSTATE
ENGINEERING**



Professionals You Need, People You Trust.

Intertek Engineering
1403 27th Street NW
PO Box 1754
Mandan, ND 58554
(701) 663-5456
www.intertekeng.com

© 2025, INTERSTATE ENGINEERING, INC. X:130127C9140F0C923-08 073.01, Coyote_Creek_U400, C92100073 011E2A1B01 20250227.dwg 3/1/2025
CHECKED BY: _____ UTW: _____

OWNER(S)	CASEY VOTY	EXHIBIT
FOR	CONTRACT CHIEF	
PURPOSE	GROUND EASEMENT	
GRANT BY	M.C.	DATE

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ROAD EXHIBIT 2
LOCATED WITHIN THE SE 1/4
OF SECTION 36, T143N, R89W, 5th P.M.,
MERCER COUNTY, NORTH DAKOTA

LEGAL DESCRIPTION OF ROAD EXHIBIT 2
A 150 foot wide (75.00 feet side of centerline) easement purposes through the Southeast Quarter (SE1/4) of Section 36, Township 143 North, Range 89 West of the 5th Principal Meridian, Mercer County, North Dakota, which is more particularly described as follows:

Said easement is 2637.22 feet in length and contains 9.08 acres more or less. The sidelines of said easement are to meet at angle points and are to be shortened or prolonged as to terminate on the east and west lines of the said SE1/4. Furthermore, the above described easement is not intended to include any portion of land not owned by the grantor. Said easement is subject to any previous easements, agreements, conveyances, and surveys.

1) The utilities shown hereon are based on observed visual evidence, descriptions contained in the referenced easement and right of way documents, and maps provided per the locate request. The surveyor has not undertaken subsurface exploratory investigations to confirm or verify the utilities shown on the attached drawing. Therefore, the utility information shown must be considered approximate. Furthermore, the surveyor does not warrant that all utilities have been shown. The surveyor recommends that a utility locate be completed prior to any construction.

SURVEYOR'S SUMMARY


MATTHEW WEEKS, PLS LS-3626
INTERSTATE ENGINEERING, INC.

Prepared By: _____

INTERSTATE ENGINEERING

Professional: You Need. People You Trust.

101010101 Engineering
1001210 Street Hwy
PO Box 1234
Mandan, ND 58554
(701) 663-2455
www.intestateeng.com

EXHIBIT	
DRAWING NO. _____	PROJECT NO. _____
FOR _____	DATE _____
PURPOSE _____	SHEET NO. _____

DATE _____

PROJECT NO. _____

DATE _____

SHEET NO. _____

4 of 4

230215

STATE OF NORTH DAKOTA
COUNTY OF MERCER

OFFICE OF
COUNTY RECORDER

I hereby certify that the within instrument was filed in this office
for record this 9/18/2025 at 8:25 AM, and was duly recorded as
Book 241 MISC on Page 449 Fee: \$0.00

MORTGAGEE
MORTGAGOR
INDEXED ✓



County Recorder

Shannon Senger

By Deputy

Aubrey Cabut

Return To: MERCER COUNTY AUDITOR, PO BOX 39
STANTON, ND 58571

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