

QUITCLAIM DEED

JOYCE M. BABIONE JOHNSON and **MILTON ALLAN JOHNSON**, husband and wife, Grantors, of Yellowstone County, State of Montana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to **JOYCE MARGARET JOHNSON as Trustee of the BILL BABIONE TRUST DATED JUNE 26, 2003**, Grantee, whose address is 2204 Sunnyview Lane, Billings, Montana, 59102, the following real property being in the County of Sheridan and State of Wyoming, and described as follows:

See attached Exhibit "A".

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 26 day of June, 2003.

Joyce M. Babione Johnson
JOYCE M. BABIONE JOHNSON

Milton Allan Johnson
MILTON ALLAN JOHNSON

STATE OF WYOMING)
) ss:
County of Sheridan)

The foregoing instrument was acknowledged before me this 26th day of June, 2003, by **JOYCE M. BABIONE JOHNSON** and **MILTON ALLAN JOHNSON**, Grantors.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires:



thence along said curve through a central angle of 4° 25' a distance of 220.8 feet to the point of a spiral curve to the right; thence along said spiral curve through a central angle of 2° 48' a distance of 280.0 feet; thence S. 13° 58' E. a distance of 400 feet, more or less, to a point on the east boundary of said NW¼NE¼. The above described parcel of land contains 0.93 acres, more or less.

AND FURTHER EXCEPTING:

All lands in NW¼NE¼ of Section 18, Township 54 North, Range 83 West, lying North of an established fence line described as follows:

Beginning at a point where said fence intersects the North boundary line of said Section 18, said point being situated East 727 feet, more or less, from the N¼ corner of said Section 18; thence S 83°20' E, 66 feet to a point; thence East 228 feet, more or less, to the point of intersection with the West right-of-way line of U.S. Highway 87; thence N 21°10' W, 8 feet, more or less, along the West right-of-way line of said highway to the point of ending on the North boundary line of said Section 18, said point being situated East 1018 feet, more or less, from the N¼ corner of said Section 18. Said tract of land contains 0.05 acres, more or less.

Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 13: E¼

EXCEPT:

A tract of land situated in the SE¼SE¼ of Section 13, Township 54 North, Range 84 West of the 6th P.M., in Sheridan County, Wyoming, described as follows:

Beginning at a point which is the Southeast corner of said Section 13; thence North along the East line of said Section 193 feet to a point South of an irrigation ditch, thence along the South side of said ditch the following courses and distances:

N. 79° 07' W. 68 feet; N. 59° 35' W. 62 feet;
N. 28° 35' W. 136 feet; S. 79° 54' W. 31 feet;
S. 46° 03' W. 181 feet; S. 66° 23' W. 203 feet;
N. 36° 40' W. 99 feet; N. 77° 30' W. 61 feet;
S. 52° 37' W. 120 feet; S. 11° 21' W. 49 feet;
S. 28° 27' E. 149 feet to a point East of said ditch and on the South line of said Section 13; thence N. 68° 42' E. along the South line of said Section 13, 685 feet to the point of beginning, said tract containing four (4) acres, more or less.

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AND FURTHER EXCEPTING:

All lands in the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 7, Township 54 North, Range 83 West, lying East of an established fence line described as follows:

Beginning at a point where said fence line intersects with the North-South centerline of said Section 7, said point being situated North 545 feet, more or less, from the S $\frac{1}{4}$ corner of said Section 7; thence N 19°50' W, 127 feet to a point; thence N 10°55' E, 135 feet to a point; thence N 0°40' E, 1340 feet, more or less, to the point of ending on the North-South centerline of said Section 7; said point being situated North 2137 feet, more or less, from the S $\frac{1}{4}$ corner of said Section 7. Said tract of land contains .25 acres, more or less.

Section 18:

N $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPT:

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 54 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described by metes and bounds as follows:

Beginning at a point on the West right-of-way line of U.S. Highway No. 87; said point being situated S. 51° 41' West a distance of 1520.4 feet from the Northeast corner of said Section 18; thence South 13° 31' E. a distance of 269.1 feet along said right of way line to a point on the North one-sixteenth line of said Section 18; thence North 84° 06' West a distance of 627.2 feet along said one-sixteenth line, which is also the North right-of-way line of the Maratyk access road (Book 160, page 218) to a point; thence North 9° 01' West a distance of 243.0 feet to a point; thence South 85° 39' East a distance of 600.8 feet, more or less, to the point of beginning. Said tract of land contains 3.45 acres, more or less.

ALSO EXCEPT:

All that part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 18, T. 54 N., R. 83 W of the 6th P.M., Sheridan County, Wyoming, lying between the north and east boundaries of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ and a parallel right of way line 75 feet to the left or easterly side from the following described centerline of highway when measured at right angle or radially thereto;

Beginning at a point on the north boundary of said Section 18 from which the northwest corner thereof bears N. 89° 47' W., a distance of 3,666.6 feet, said point being on a 2° curve to the right the radius of which is 2,864.8 feet and at which point a line tangent to said curve bears S. 21° 11' E.,

EXHIBIT "A"

Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 7: E $\frac{1}{4}$ SW $\frac{1}{4}$

ALSO:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 54 North, Range 83 West of the 6th P.M., said tract being more particularly described as follows:

Beginning at the southwest corner of the SE $\frac{1}{4}$ of said Section 7; thence East 727 feet, more or less, along the south boundary line of said Section 7 to the point of intersection with a well established fence; thence N. 77°30' W. 137 feet along said fence line to a point; thence N. 89°15' W. 357 feet along said fence line to a point; thence N. 74°15' W. 60 feet along said fence line to a point; thence N. 19°50' W. 526 feet, more or less, along said fence line to the point of intersection with the north-south centerline of said Section 7; thence South 545 feet, more or less, along said centerline of said Section 7 to the point of beginning, said tract of land contains 1.6 acres, more or less.

EXCEPT:

That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying East of the State Highway.

ALSO EXCEPTING:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 54 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point located on U.S. Highway No. 87 West right of way boundary and S. 25° 58' E. a distance of 793.25 feet from Highway right of way marker station No. 31804.8 and S. 34° 45' E. a distance of 3932.49 feet from the Northwest corner of said Section 7; thence S. 25° 58' E., along said right of way line, a distance of 862.5 feet, thence S. 0° 05' W. a distance of 201.70 feet, thence N. 80° 28' W. a distance of 569.5 feet, to the Southwest corner, thence N. 2° 03' W. a distance of 920 feet to the Northwest corner, thence S. 80° 28' E. a distance of 220 feet, more or less, to the point of beginning, said parcel containing 9.045 acres, more or less.