

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that **VERONICA R. PANETTA and JOSEPH W. PANETTA, Trustees of the Veronica R. Panetta Trust**, by document dated **February 24, 1986**, "Grantors," whose address is c/o Joseph W. Panetta, 1736 Coffeen, Apt. 6, Sheridan, Sheridan County, Wyoming 82801, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, convey and warrant to **TERESA A. LITTLE, a single person**, "Grantee," whose address is P.O. Box 6356, Sheridan, Wyoming 82801, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead and exemption laws of the state, to-wit:

A tract of land situated in the South½ of Section 6, Township 54 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the southwest corner of said Section 6, said point being a 2" iron pipe per LS 102; thence S83°59'23"E, 2875.27 feet to the **POINT OF BEGINNING** of said tract, said point being a 1½" Aluminum Cap per LS 102 and lying on the westerly line of a tract of land recorded in Book 299 of Deeds, Page 443; thence N71°08'37"W, 1148.62 feet along said westerly line to a point; thence S85°50'18"W, 503.12 feet along said westerly line to a point, said point being a 1½" Aluminum Cap per LS 102; thence N01°02'43"W, 1058.53 feet along said westerly line to a point; thence Due East, 774.74 feet to a point; thence S44°47'20"E, 1268.06 feet to a point; thence Due South, 481.21 feet to a point; thence S78°45'43"W, 61.15 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 35.03 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

and also

An access easement being a strip of land sixty (60) feet wide, situated in the South½ of Section 6 and the North½ of Section 7, Township 54 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, the east and north line of said strip being more particularly described as follows:

Commencing at the southwest corner of said Section 7, thence N68°04'36"E, 4815.21 feet to the **POINT OF BEGINNING** of the herein described sixty (60) foot wide access easement, said point lying on the northerly right of way line of Meade Creek County Road (WY No. S-1710(1) and the easterly line of a tract of land recorded in Book 299 of Deeds, Page 443; thence N00°43'22"W, 1017.42 feet along said easterly line to a point; thence N23°27'40"E, 635.13 feet along said easterly line to a point; thence N02°46'19"W, 810.43 feet along said easterly line to a point; thence S80°55'47"W, 632.54 feet said easterly line to a point; thence N02°32'28"W, 605.65 feet along said easterly line to the **POINT OF TERMINUS** of said sixty (60) foot wide access easement; said point being S82°14'59"E, 4052.44 feet from the northwest corner of said Section 7.

An access easement being a strip of land sixty (60) feet wide, situated in the South½ of Section 6 and the North½ of Section 7, Township 54 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, the south and west line of said strip being more particularly described as follows:

Commencing at the northwest corner of said Section 7, thence S82°14'59"E, 4052.44 feet to the **POINT OF BEGINNING** of the herein described sixty (60) foot wide access easement, said point lying on the easterly line a tract of land recorded in Book 299 of Deeds, Page 443; thence Due West, 1054.89 feet to a point; thence N22°22'54"W, 265.43 feet the **POINT OF TERMINUS** of said sixty (60) foot wide access easement; said point lying on the westerly line of said tract of land recorded in Book 299 of Deeds, Page 443 and being S83°59'23"E, 2875.27 feet from the northwest corner of said Section 7.

Basis of Bearings is Wyoming State Plane (East Central Zone).

Together with all rights and interests appurtenant thereto, including direct and indirect surface and storage water rights appurtenant thereto and all minerals and mineral interests owned by Grantors in the above lands.

WITNESS our hands this 14<sup>th</sup> day of November, 2000.

Veronica R. Panetta, Trustee  
Veronica R. Panetta, Trustee

Joseph W. Panetta, Trustee  
Joseph W. Panetta, Trustee

STATE OF WYOMING )  
 ) S.S.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledge before me by Veronica R. Panetta, this 14<sup>th</sup> day of November, 2000.

Witness my hand and official seal.

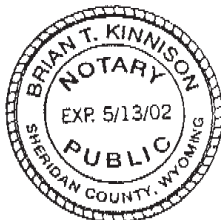


B. T. Kinnison  
Notary Public  
My commission expires 5-13-02

STATE OF WYOMING )  
 ) S.S.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledge before me by Joseph W. Panetta, this 14<sup>th</sup> day of November, 2000.

Witness my hand and official seal.



B. T. Kinnison  
Notary Public  
My commission expires 5-13-02

STATE OF WYOMING )  
 : SS  
COUNTY OF SHERIDAN )

On this 14th day of November, 2000 personally appeared before me, Brian T. Kinnison, a Notary Public within and for the aforesaid County and State, Veronica R. Panetta, and after being duly sworn upon oath, Veronica R. Panetta did acknowledge that he/she/they was/were the Trustee(s) of the Veronica R. Panetta Trust created on the 24th day of February, 1986, that the instrument herein was signed on behalf of said Trust by the authority vested in him/her/them under the terms of the written Trust instrument, and that the same is the free act and deed of said Trust.

WITNESS my hand and official seal.

  
NOTARY PUBLIC



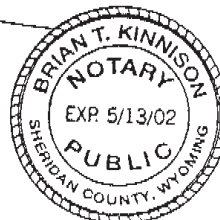
My Commission Expires: 5-13-02

STATE OF WYOMING )  
 : SS  
COUNTY OF SHERIDAN )

On this 14th day of November, 2000 personally appeared before me, Brian T. Kinnison, a Notary Public within and for the aforesaid County and State, Joseph W. Panetta, and after being duly sworn upon oath, Joseph W. Panetta did acknowledge that he/she/they was/were the Trustee(s) of the Veronica R. Panetta Trust created on the 24th day of February, 1986, that the instrument herein was signed on behalf of said Trust by the authority vested in him/her/them under the terms of the written Trust instrument, and that the same is the free act and deed of said Trust.

WITNESS my hand and official seal.

  
NOTARY PUBLIC



My Commission Expires: 5-13-02