

WARRANTY DEED

Teresa A. Little, a single person, Grantor, of Sheridan County, Wyoming, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is acknowledged, conveys and warrants to BB Properties, LLC, Grantee, whose address is P. O. Box 6241, Sheridan, Wyoming, 82801 the following described real property situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A

Together with all buildings, improvements and fixtures situate thereon and all water rights and reservoir rights, if any, on the above described land.

Grantor also conveys to Grantee all of Grantor's right, title and interest in and to the Right of Way Agreement recorded in Book 420 of Deeds at Page 587 (subject to the right of the grantor Gary Blaine Mefford to approve the transfer of the right of way), the Access Easement recorded in Book 429 of Deeds at Page 489, the Access Easement recorded in Book 429 of Deeds at Page 492, the Underground Waterline Easement recorded in Book 429 of Deeds at Page 495, the Underground Waterline Easement recorded in Book 429 of Deeds at Page 498, the Irrigation Line Easement recorded in Book 429 of Deeds at Page 501, the Utility Line Easement recorded in Book 429 of Deeds at Page 504, the Phone Easement recorded in Book 430 of Deeds at Page 86, and the Irrigation Line Easement recorded in Book 430 of Deeds at Page 101, all in the Office of the County Clerk of Sheridan County, Wyoming. Grantor also conveys to Grantee all of Grantor's right and title to any minerals or mineral rights, if any, which Grantor has in the above described land. Grantee accepts the property in its entirety in an "as is, where is" condition without any implied or express warranty by Grantor or any broker.

This conveyance is made subject to general taxes for 2002; building and zoning regulations; city, state and county subdivision laws; and reservations, restrictions, covenants and easements of record.

DATED this 29 day of Nov, 2002.

Teresa A. Little
Teresa A. Little

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 29 day of November, 2002, by Teresa A. Little.

WITNESS my hand and official seal.

Teresa Swindle
Notary Public

My commission expires: 4-27-2006



EXHIBIT A

A tract of land situated in the South $\frac{1}{2}$ 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 northwest corner of said Section 7, said point being a 2" iron pipe per LS 102; thence S83°59'06"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°07'41"W, 1148.58 feet along said westerly line to a point; thence S85°51'26"W, 503.10 feet along said westerly line to a point; thence N01°02'22"W, 960.50 feet along said westerly line to a point; thence N65°23'01"E, 750.62 feet to a point; thence S31°19'12"E, 375.71 feet to a point; thence S44°46'07"E, 730.15 feet to a point; thence S28°40'37"E, 363.62 feet to a point; thence S12°49'14"E, 449.07 feet to a point; thence S78°44'14"W, 61.18 feet to the Point of Beginning of said tract.