

WARRANTY DEED

PATRICK E. BARNEY and VICTORIA S. BARNEY, husband and wife, and F. ALAN BARNETT and GAYLE S. BARNETT, husband and wife, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **STEVEN R. MAERTENS and JULIE A. MAERTENS, husband and wife** as tenants by the entireties with right of survivorship, (herein referred to as "Grantees"), whose address is _____, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

A tract of land located in the $W\frac{1}{2}NE\frac{1}{4}$ of Section 11, T. 54 N., R. 84 W., 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

BEGINNING at a point, said point bears $S.00^{\circ}15'51"W.$, 1311.32 feet from the $N\frac{1}{4}$ Corner of said section and also on the N-S centerline of said section;

Thence along the said N-S line $S.00^{\circ}15'51"W.$, 1309.86 feet to a point, said point being the $C\frac{1}{4}$ of said section;

Thence $N.89^{\circ}34'35"E.$, 1335.28 feet along the E-W centerline of said section to a point.

Thence $N.00^{\circ}12'04"E.$, 1312.44 feet to a point;

Thence $S.89^{\circ}27'53"W.$, 1333.84 feet to the POINT OF BEGINNING.

Said tract containing 40.167 ACRES more or less.

ALSO INCLUDING a 30^{foot} easement for ingress and egress being 15 feet oneach side of a centerline more particularly described as follows:

BEGINNING at a point which bears $N.89^{\circ}21'10"E.$, 15.00 feet from the said $N\frac{1}{4}$ Corner of said section;

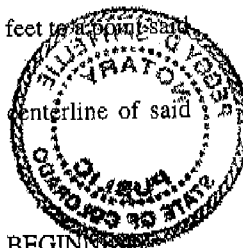
Thence $S.00^{\circ}15'51"W.$, 1311.35 feet to the POINT OF TERMINUS. Lengthening or shortening the side lines to intersect the property lines.

TOGETHER WITH all improvements, water, water rights, ditches and ditch rights located thereon or appurtenant thereto.

SUBJECT, HOWEVER, to all easements, restrictive covenants, building and zoning laws and regulations of record.

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.



Dated this 21st day of February, 2000.

Patrick E. Barney
Patrick E. Barney

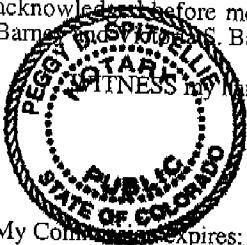
Victoria S. Barney
Victoria S. Barney

F. Alan Barnett
F. Alan Barnett

Gayle S. Barnett
Gayle S. Barnett

STATE OF Colorado)
County of Route) ss.

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 21 day of February, 2000 by Patrick E. Barney and Victoria S. Barney.



WITNESS my hand and official seal.

Peggy D. Spittelie
Notary Public

My Commission expires: 11/4/2003

STATE OF Montana)
County of Stillwater) ss.

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 21st day of February, 2000 by F. Alan Barnett and Gayle S. Barnett.

WITNESS my hand and official seal.

John R. Halk
Notary Public

My Commission expires: 12-16-2001