

WARRANTY DEED

Charles D. Gifford and Linda L. Gifford, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Charles D. Gifford and Linda L. Gifford, husband and wife, and Russell D. Gifford, a single person, together as joint tenants with rights of survivorship, GRANTEES, whose address is Po Box 171, Big Horn WY 82833, the following described real estate, 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, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 30 day of August, 2013.

Charles D. Gifford
Charles D. Gifford

Linda L. Gifford
Linda L. Gifford

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 30th day of August, 2013 by Charles D. Gifford.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-14



STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 30th day of August, 2013 by Linda L. Gifford.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-14

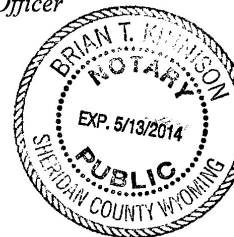




EXHIBIT "A"

A tract of land situated in the SE¼NE¼ of Section 8, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the northeast corner of said Section 8 (monumented with a 3¼" aluminum cap per PLS 2615); thence S00°30'10"E, 1635.08 feet along the east line of said Section 8 and the centerline of County Road No. 103 (aka Brinton Road) to the POINT OF BEGINNING of said tract, said point being the northeast corner of a tract of land recorded in Book 296 of Deeds, Page 65 (monumented with a 2" aluminum cap per LS 2615); thence S00°30'10"E, 151.66 feet along said east line and said centerline to the northeast corner of Lot 3, Musick Minor Subdivision to the County of Sheridan, Wyoming, said northeast corner lying in the Little Goose Creek (monumented with a 2" aluminum cap per LS 2615); thence S82°19'37"W, 221.14 feet along the northerly line of said Lot 3 to a point lying in Little Goose Creek; thence S77°57'37"W, 205.45 feet along said northerly line to a point lying in Little Goose Creek; thence S39°16'37"W, 133.06 feet along the westerly line of said Lot 3 to a point lying in the Little Goose Creek; thence S11°29'37"W, 65.34 feet along said westerly line to the northeast corner of Lot 2, John Mills Family Subdivision to the County of Sheridan, Wyoming, said northeast corner lying in Little Goose Creek; thence N89°59'47"W, 799.16 feet along the north line of Lot 2 and Lot 3 of said John Mills Family Subdivision to the northwest corner of said Lot 3 (monumented with #5 Rebar per PE & LS 537); thence N00°46'26"W, 183.94 feet along the west line of said tract recorded in Book 296 of Deeds, Page 65 to the northwest corner of said tract (monumented with a 1½" aluminum cp per PLS 102); thence N68°22'54"E, 195.83 feet along the southerly line of a tract of land recorded in Book 388 of Deeds, Page 222 to the southeast corner of said tract (monumented with a 1½" aluminum cap per PLS 102); thence N68°04'35"E, 764.99 feet along the northerly line of said tract recorded in Book 296 of Deeds, Page 65 to a point (monumented with a 1½" aluminum cap per PE & PLS 3159); thence S69°02'15"E, 422.36 feet along the northerly line of said tract to a point (monumented with a 1½" aluminum cap per PE & PLS 3159); thence N89°15'20"E, 31.53 feet along the northerly line of said tract to the POINT OF BEGINNING of said tract.