

RECORDED AUGUST 14, 1986 BK 304 PG 522 NO. 964614 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

VICTOR GARBER and PHYLLIS M. GARBER, a/k/a Phyllis Miller Garber, husband and wife, Grantors, of Sheridan County, and State of Wyoming, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00), in hand paid, receipt whereof is hereby acknowledge, CONVEY AND WARRANT to GARBER AGRI-BUSINESS, INC., Grantee, whose address is Big Horn, Wyoming 82833, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

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

Section 2: Lots 3, 4, S $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 3: E $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$
 Sections 2 and 3: All of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2 and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, except the following tract of land:

Beginning at a point which is located West 225 feet, more or less, from the Southeast corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 2; thence West, along the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 2 and the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 3 to the Southwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 3, said point being located in the center of a County Road; thence N. 0°53' W. a distance of 184 feet to a point in the center of said County Road; thence leaving said County Road, along the following bearings and distances:

N. 60°47' E. a distance of 940 feet;
 S. 83°38' E. a distance of 320 feet;
 S. 69°38' E. a distance of 313 feet;
 N. 65°37' E. a distance of 316 feet;
 S. 82°08' E. a distance of 113 feet;
 S. 70°43' E. a distance of 192 feet;
 S. 66°28' E. a distance of 349 feet;
 N. 89°57' E. a distance of 146 feet;
 S. 3°53' W. a distance of 384 feet;

more or less, to the point of beginning (said tract containing 27.6 acres, more or less)

EXCEPTING THEREFROM the following described tract of land:

That portion of the East 1/2 of the Southeast 1/4 of Section 3, T54N, R84W, more particularly described as follows:

Beginning at a point located N 0°33'21" W 1502 feet from the southwest corner of the SE 1/4 SE 1/4 of Section 3. (Which is the intersection of the McCormack-Kruse Creek Road and the Paynes Ranch Road).

Thence N 60°47'00" E 562.55 feet to a point.

Thence S 89°22'30" W 493.62 feet to a point. Said point being the center-line of the McCormack-Kruse Creek Road. Said point being monumented with a 5/8" rebar with a plastic cap labeled R.L.S. 2333. Said monument being located 21 feet back along said line.

Thence S 0°33'21" E 269.21 feet to the point of beginning.

Township 54 North, Range 85 West, 6th P.M.

Section 15: E $\frac{1}{2}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 10: SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 11: N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 13: SW $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 14: S $\frac{1}{2}$ S $\frac{1}{2}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$
 Section 22: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, and that part of the E $\frac{1}{2}$ SE $\frac{1}{4}$ lying North of the Red Grade Road (State Highway No. 335) excepting that tract of land described as follows:

A tract of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$, all in Section 22, Township 54 North, Range 85 West of the 6th P.M., more particularly described as follows:

The South 500 ft. of the West 350 ft. of the NE $\frac{1}{4}$ SE $\frac{1}{4}$; that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying south of a line described as follows:

Beginning at a point on the east line of said NW of the SE, 500 ft. north of the "SE" corner; thence westerly 860 ft. parallel to the south line of said NW of the SE; thence southwesterly to a point which lies on the west line of said NW of the SE and 145 ft. north of the SW corner of said NW of the SE;

That portion of the NE of the SW lying south and east of a line described as follows:

Beginning at a point on the east line of said NE of the SW 145 ft. north of the SE corner of said NE of the SW; thence southwesterly to a point on the south line of said NE of the SW 160 ft. west of the "SE" corner of said NE of the SW and;

That portion of the SE and the SW lying south of a line described as follows:

Beginning at a point on the north line of said SE of the SW 160 ft. west of the NE corner of said SE of the SW; thence southwesterly to a point on the west line of said SE of the SW 817 ft. north of the SW corner of said SE of the SW.

Said tract containing 51 acres, more or less.

Section 23: N $\frac{1}{2}$ N $\frac{1}{2}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$; that part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying North of the Red Grade Road (State Highway No. 335); SW $\frac{1}{4}$ NE $\frac{1}{4}$, less the following described tract of land:

A tract of land lying in the North half of said Section 23 described as follows:

Beginning at a point on the North right-of-way of Red Grade Road (State Highway No. 335), said point lying N.88°23'02"W., 1368.29 feet from the East 1/4 corner of Section 23 (said 1/4 corner being a brass cap set by L.S. 258); thence S.89°26'29"W., 1029.16 feet along said North right-of-way to the beginning of a curve to the left; thence through said curve having a radius of 5762.58 feet, a central angle of 03°12'44" and a chord bearing S.87°58'01"W., 323.02 feet along said North right-of-way; thence N.07°52'30"W., 161.25 feet to a point; thence N.39°36'32"E., 484.54 feet to a point; thence N.44°23'31"E., 727.42 feet to a point; thence N.62°49'50"E., 598.33 feet to a point; thence S.01°03'02"E., 1304.77 feet to the point of beginning.

Said tract containing 26.14 acres, more or less.

That part of the N½SW¼, SE½NW¼ and NW½SE¼ lying North of the Red Grade Road (State Highway No. 335).

Subject to all and including all rights-of-way and easements of record.

Together with all water, water rights, ditch and ditch rights appertaining to said land.

Subject to that Mortgage executed by Grantors in favor of The Prudential Insurance Company of America, dated December 29, 1971 and recorded on December 30, 1971 in Book 130 of Mortgages, Page 485, in the Office of the County Clerk of Sheridan County, Wyoming. This Mortgage was given to secure the principal amount of \$180,000.00.

Subject to that Mortgage executed by Grantors in favor of First National Bank of Sheridan, Wyoming, dated December 6, 1984 and recorded on February 25, 1985 in Book 230 of Mortgages, Page 105, in the Office of the County Clerk of Sheridan County, Wyoming. This Mortgage was given to secure the principal amount of \$300,000.00.

WITNESS our hands this 14th day of Aug., 1986.

Victor Garber
Victor Garber

Phyllis M. Garber
Phyllis M. Garber, a/k/a Phyllis Miller Garber

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by VICTOR GARBER and PHYLLIS M. GARBER, a/k/a Phyllis Miller Garber, husband and wife, this 14th day of Aug., 1986.

Witness my hand and official seal.



Patricia R. Robinson
Notary Public

My Commission expires: Jan 12, 1990