

WARRANTY DEED

Maurice Gene Fuller and LaVina Carroll Fuller, husband and wife, GRANTORS, of Black Hawk County, State of Iowa, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, **Bruce C. Durand and Terri L. Durand, husband and wife, as tenants by the entirety,** whose address is P.O. Box 187 Story WY 82842, 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:

See attached Exhibit "A"

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Together with all water, water rights, ditch and ditch rights, and other irrigation rights owned by Sellers or appertaining to the above described lands.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 18th day of October, 2010.


Maurice Gene Fuller


LaVina Carroll Fuller

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Maurice Gene Fuller and LaVina Carroll Fuller, this 18th day of October, 2010.

Witness my hand and official seal.


Notary Public

My Commission Expires 9/7/2014

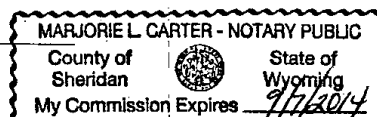


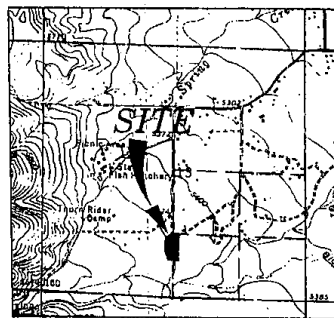
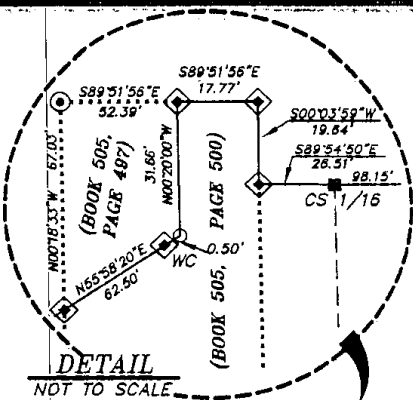
EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 53 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the northwest corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N89°53'32"E, 98.15 feet along the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ and a tract of land described in Book 505 of Deeds, Page 500 to a point, said point being the northwest corner of a tract of land described in Book 288 of Deeds, Page 20; thence S00°11'02"E, 292.03 feet along the west line of said tract described in said Book 288 of Deeds, Page 20 to a point, said point being the northwest corner of a tract of land described in Book 249 of Deeds, Page 505 (Monumented with a 5/8" Rebar); thence S00°18'55"E, 260.38 feet along said west line of said tract described in said Book 249 of Deeds, Page 505 to a point, said point lying on said north line of a tract of land described in Book 505 of Deeds, Page 497; thence N85°29'02"W, 194.00 feet along said north line of said tract described in said Book 505 of Deeds, Page 497 to a point, said point being the southeast corner of a tract of land described in Book 454 of Deeds, Page 428; thence N20°14'50"W, 191.41 feet along the west line of said tract described in Book 454 of Deeds, Page 428 to a point; thence N00°32'27"W, 202.95 feet along said west line described in Book 454 of Deeds, Page 428 to a point; thence N19°26'21"E, 86.34 feet along said west line described in Book 454 of Deeds, Page 428 to a point; thence N54°21'59"E, 44.32 feet along said west line described in Book 454 of Deeds, Page 428 to a point, said point being the southwest corner of a tract of land described in Book 505 of Deeds, Page 497; thence N55°58'20"E, 63.00 feet along the southerly line of said tract described in Book 505 of Deeds, Page 497 to a point; thence N00°20'00"W, 31.66 feet along the east line of said tract described in Book 505 of Deeds, Page 497 to a point, said point being the northwest corner of said tract of land described in Book 505 of Deeds, Page 500; thence S89°51'56"E, 17.77 feet along the northerly line of said tract in Book 505 of Deeds, Page 500 to a point; thence S00°03'59"W, 19.64 feet along said northerly line described in Book 505 of Deeds, Page 500 to a point, said point lying on said north line of aid the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and tract described in Book 505 of Deeds, Page 500; thence S89°54'50"E, 26.51 feet along said north line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and said northline described in Book 505 of Deeds, Page 500 to the **POINT OF BEGINNING** of said tract.

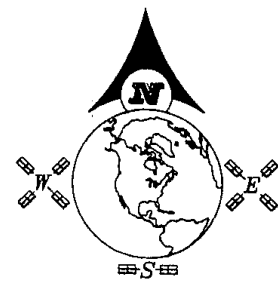
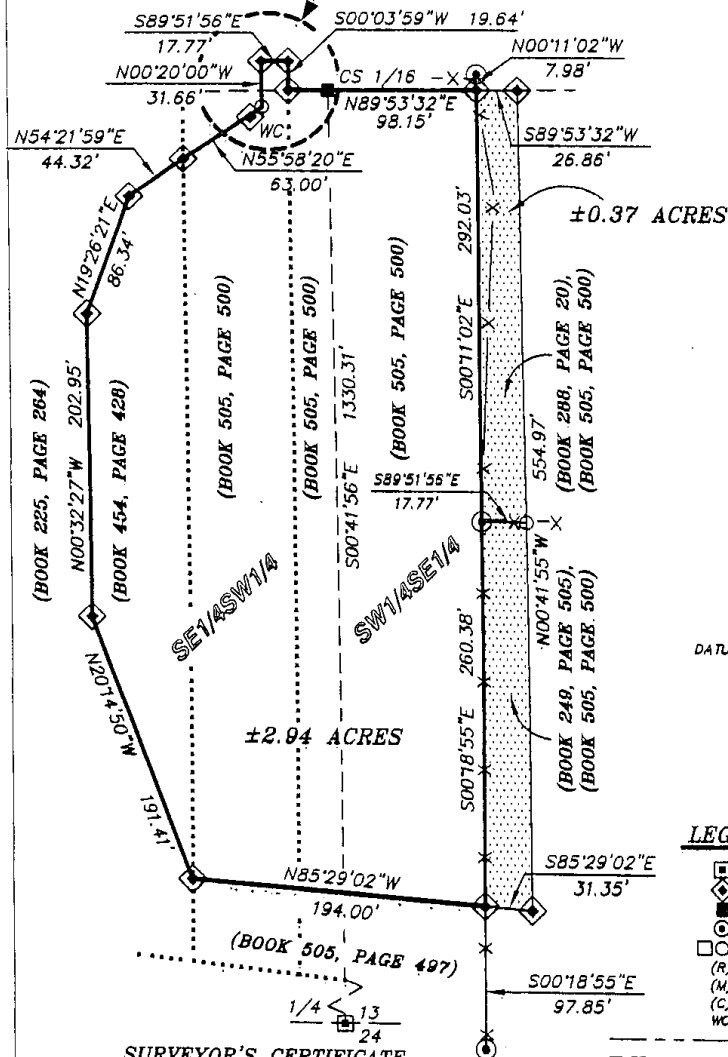
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"



LOCATION MAP

SCALE: 1"=3000'



SCALE: 1"=100'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000307765
DISTANCES ARE SURFACE

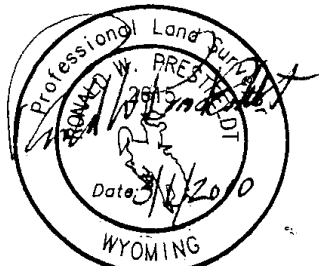
LEGEND:

- FOUND 3-1/2" ALUMINUM CAP PER PE&LS 3864
- ◆ SET 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 5/8" REBAR
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- WC WITNESS CORNER
- SECTION LINE
- INTERIOR SECTION LINE
- PROPERTY LINE
- DEED LINE
- AREA IN CONFLICT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B"

CLIENT: MORT FULLER

P.O. BOX 613

STORY, WY. 82842

LOCATION: SW1/4SE1/4 & SE1/4SW1/4 OF SECTION 13,
T53N, R84W, 6TH P.M., SHERIDAN COUNTY, WY.



PO BOX 3082

SHERIDAN, WY 82801

307-672-7415

FAX 674-5000

JN: 27074

DN: 20070740

TAB: QUIT CLAIM

PF: T2007074

OCTOBER 17, 2009