

WARRANTY DEED

COLLINS FAMILY LIMITED PARTNERSHIP, a Wyoming limited partnership, of Sheridan County, Wyoming, as Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to **EXPANSION DEVELOPMENTS, INC.**, a Wyoming corporation, as Grantee, the following real property located in Sheridan County, Wyoming:

Tract A on Sheridan County Lot Division Permit #98-001, as filed in the Office of the Clerk of Sheridan County, Wyoming, in Drawer A, Plat Number 188, which tract is located within the Southeast Quarter of the Southeast Quarter of Section 13, Township 57 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N87°36'09"W, 450.50 feet from the Southeast corner of said Section 13; thence N80°11'40"W, 871.18 feet; thence N00°22'03"W, 1146.02 feet; thence N89°33'50"E, 457.21 feet; thence S04°23'24"E, 449.15 feet; thence S26°23'51"W, 195.06 feet; thence S00°00'00"W, 249.24 feet; thence N87°10'41"E, 455.16 feet; thence S00°48'32"E, 448.51 feet to the point of beginning, said tract containing 15.945 acres, more or less.

together with all improvements thereon and all appurtenances thereto,

subject to all restrictions, reservations, easements, covenants and rights-of-way of record,

subject to the reservation by Grantor of a Scenic Easement upon the following described real property within the above-described real property, to benefit Grantor's lands adjacent thereto, which Scenic Easement more is particularly described as follows:

A tract of land located within the Southeast Quarter of the Southeast Quarter of Section 13, Township 57 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N 87°36'09"W, 450.50 feet and then N 80°11'40"W, 143.05 feet from the Southeast Corner of said Section 13, said point being located on the southerly boundary of a tract of land denoted as "Tract A" on Sheridan County Lot Division Permit #98-001, as filed in the Office of the Clerk of Sheridan County in Drawer A, Plat Number 188; thence along said southerly boundary N 80°11'40"W, 418.13 feet; thence leaving said southerly boundary N 15°33'46"E, 343.06 feet to an angle point in the northerly boundary of said "Tract A"; thence along said northerly boundary N 87°10'41"E, 305.16 feet; thence leaving said northerly boundary S 2°05'15"E, 417.00 feet to the point of beginning, said tract containing 3.099 acres, more or less.

The purpose of the Scenic Easement shall be to preserve Grantor's scenic view from lands owned by Grantor immediately adjacent and to the south of such Scenic Easement, which benefitted land is more particularly described as follows:

A tract of land located in the SE1/4SE1/4 of Section 13, Township 57 North, Range 86 West, of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N87°36'09"W, 450.50 feet from the Southeast corner of said Section 13; thence N00°48'32"W, 448.51 feet to the true point of beginning; thence S87°10'41"W, 455.16 feet; thence N00°00'00"E, 249.24

feet; thence N26°23'51"E, 195.06 feet; thence S87°38'24"E, 253.00 feet; thence N87°56'36"E, 109.60 feet; thence S00°48'32"E, 395.11 feet; to the true point of beginning. Said tract contains 4.056 acres, more or less.

Improvements upon the Scenic Easement are permanently restricted into the future, as follows:

1. Neither Grantee nor its successors in interest may place or construct any improvements upon the Scenic Easement, except the following improvements shall be expressly permitted upon the Scenic Easement: construction of streets, roadways, sidewalks, curbs, and/or parking areas; landscaping, to include planting of trees, construction of fences, and placement of irrigation equipment; construction of a park or picnic area, to include placement of picnic tables; placement of utilities; and/or construction of paths.
2. Grantor, or its successors in interest, shall be entitled to vacate the Scenic Easement, upon mutual written and recorded agreement of Grantor, or its successors in interest, and the owner of the parcel of land upon which the Scenic Easement is located.

For purposes of real estate tax notices, the address of Grantee is as follows:

Expansion Developments, Inc.
P.O. Box 785
Ranchester, Wyoming 82839

Grantor waives all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

DATED the 28 day of March, 2007.

COLLINS FAMILY LIMITED PARTNERSHIP,
a Wyoming limited partnership

By: Bruce Collins
BRUCE COLLINS - General Partner

By: Mary Jane Collins
MARY JANE COLLINS - General Partner

STATE OF WYOMING)
 ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Bruce Collins and Mary Jane Collins as General Partners of Collins Family Limited Partnership, a Wyoming limited partnership**, this 28th day of March, 2007.

WITNESS my hand and official seal.

[Signature]
Notary Public



Commission expires: 5-7-10