

WARRANTY DEED

EDWARD A. HOFFMAN, Independent Special Trustee of The Paul A. Nicholson Charitable Remainder Unitrust, No. I, dated August 28, 1997, Grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and warrants to PAULA VENUTO LEUSCHEN, a married person dealing in her sole and separate property, Grantee, whose address is P. O. Box 126, Parkman, Wyoming 82838, the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

Township 58 North, Range 88 West, 6th P.M.,
Sheridan County, Wyoming

Section 14: Lots 1,2,3,4,5,6,7 and 8

Section 15: Lots 1,2,3,4,5,6,7 and 8

Section 21: All that portion of the NE $\frac{1}{4}$ of said Section lying north of a line commencing 1,668 feet south of the northeast corner thereof, and running thence N. 76°55' W., 747 feet to a point on the County Road; Thence S. 86°45' W., along said County Road to a point in the west line thereof, said point being 1,620 feet south of the northwest corner of said Section 21 (excepting therefrom any portion lying southerly of the northerly line of said County Road).

Section 22: NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, and all of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, excepting that portion commencing at a point 1,668 feet south of the northwest corner of the NW $\frac{1}{4}$ of said Section 22; thence S. 76°55' E., 522 feet; thence S. 19°53' W., 900 feet to the south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$.

Section 23: NW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$

TOGETHER WITH all improvements and all attached gates, cattle guards, water tanks, water well pumps, water, water rights, water wells, water permits, ditches, ditch rights, reservoirs on the property, and all and singular the privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto.

TOGETHER WITH all oil, gas, coal, fissionable materials and other minerals now owned by Seller in and under the above described lands.

SUBJECT to the following:

(a) Reservations and exceptions in patents from the United States and from the State of Wyoming;

(b) Existing easements and rights-of-way;

- (c) All building use and zoning restrictions;
- (d) Mineral and royalty reservations or conveyances of record;
- (e) Oil and gas leases of record;
- (f) Post-closing taxes and assessments for 1997 and subsequent years;
- (g) City, county and state subdivision laws and regulations;
- (h) Any statement of facts which would be disclosed by an accurate survey or physical inspection of the property; and
- (i) All prior reservations, conveyances and exceptions of record.

GRANTOR does further covenant with the GRANTEE that he is now seized in fee simple title to the property granted; that GRANTEE shall enjoy the same without any lawful disturbance; that the property is free of all encumbrances; that the GRANTOR and all persons acquiring any interest in the property through or for him will, on demand, execute and deliver to the GRANTEE, at the expense of the GRANTEE, any further assurances of the same that may be reasonably required; and that the GRANTOR warrants to the GRANTEE all of said property against every person lawfully claiming the same.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 8th day of December, 1997.

THE PAUL A. NICHOLSON CHARITABLE
REMAINDER UNITRUST, NO. I DATED
AUGUST 28, 1997

By:

Edward A. Hoffman
Edward A. Hoffman, Independent
Special Trustee

STATE OF WYOMING)
) ss..
County of Sheridan)

The foregoing instrument was acknowledged before me this 8th day of December, 1997, by Edward A. Hoffman, Independent Special Trustee of the Paul A. Nicholson Charitable Remainder Unitrust, No. I dated August 28, 1997.

WITNESS my hand and official seal.

Tom Kim
Notary Public

My Commission Expires:

12/14/99

