

RECORDED MAY 6, 2002 BK 434 PG 8 NO 407222 AUDREY KOLTISKA, COUNTY CLERK

WARRANTY DEED

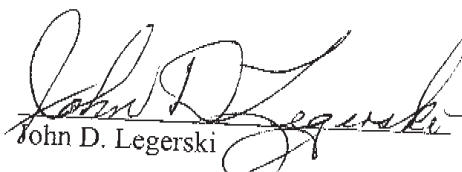
John D. Legerski and Francis M. Legerski, formerly husband and wife, GRANTOR(S), of Sheridan County, State of, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), **James M. Legerski and Chandra L. Legerski, husband and wife, as tenants by the entirety,** whose address is 2196 Papago Drive, Sheridan, WY 82801, 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:

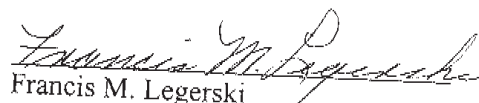
See attached Legal Description

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

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 hand(s) this 30 day of April, 2002.

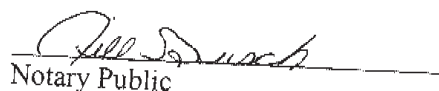

John D. Legerski


Francis M. Legerski

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by John D. Legerski, this 30 day of April, 2002.

Witness my hand and official seal.


Notary Public

My Commission Expires 10/12/04

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Francis M. Legerski, this 30 day of April, 2002.

Witness my hand and official seal.

Joe Busch
Notary Public

My Commission Expires 10/12/04

LEGAL DESCRIPTION
2.000 ACRE TRACT and ACCOMPANYING ACCESS EASEMENT

2.000 ACRE TRACT

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N 66°43'11"E, 2128.46 feet from the Southwest Corner of said Section 31, said point also being the easternmost property corner of a tract of land referred to as "Tract A" as shown on County Lot Division, Permit # 6-93, as filed with the Office of the Sheridan County Clerk in Drawer A, Plat Number 91; thence N 52°50'53"E, 258.44 feet; thence S 29°04'30"E, 521.36 feet; thence N 86°17'13"W, 151.70 feet; thence N 46°44'39"W, 422.84 feet to the point of beginning, said tract containing 2.000 acres, more or less.

ACCESS EASEMENT

A thirty-foot (30.00') wide easement for purposes of ingress and egress located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being lying 15 feet on each side of the following described centerline:

Beginning at a point on the north right of way line of State Highway No. 331, said point being located N 74°17'02"E, 1755.04 feet from the Southwest Corner of said Section 31; thence N 8°21'16"W, 65.31 feet; thence N 19°48'14"E, 54.16 feet; thence N 62°05'44"E, 49.90 feet; thence N 79°41'39"E, 48.99 feet; thence N 89°10'29"E, 37.65 feet; thence S 87°26'41"E, 27.34 feet; thence S 89°40'24"E, 54.53 feet; thence S 86°35'43"E, 47.32 feet; thence S 78°28'30"E, 42.31 feet; thence S 73°56'13"E, 29.16 feet; thence S 78°38'35"E, 75.81 feet; thence N 68°59'49"E, 37.26 feet; thence N 17°01'09"E, 27.09 feet; thence N 23°39'09"W, 29.77 feet; thence N 46°44'39"W, 260.11 feet parallel to and 15 feet southwesterly of the southwesterly line of the above-described 2.000 acre tract to a point on the southeasterly line of a tract of land referred to as "Tract A" as shown on County Lot Division, Permit # 6-93, lengthening or shortening the side lines of said easement to intersect the north right of way line of State Highway No. 331.