

TRUST D E E D

KNOW ALL MEN BY THESE PRESENTS, that DONALD W. BORMANN, Trustee under the Matilda "Bucky" King Bormann Agreement of Trust, dated November 15, 1996, as amended and restated, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, conveys and quitclaims unto MICHAEL MORTON, Grantee, whose address is P.O. Box 305, Big Horn, WY 82833 his heirs and assigns, forever, the following described real estate, situate in Sheridan County, State of Wyoming, to wit:

A tract of land situated in the S1/2NE1/4, N1/2SE1/4, & NE1/4SW1/4 of Section 35, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 35; thence S37°37'08"E, 1955.12 feet to the **POINT OF BEGINNING** of said tract, said point lying on the southwesterly right-of-way line of U.S. Highway No. 87; thence S47°45'45"E, 233.33 feet along said southwesterly right-of-way line of U.S. Highway No. 87 to a point, said point being the northeast corner of Parcel 1 described in Book 384 of Deeds, Page 5; thence S00°09'06"E, 624.94 feet along the east line of said Parcel 1 to a point, said point being the northeast corner of Parcel 3 described in Book 384 of Deeds, Page 5; thence S00°46'06"E, 1596.87 feet along the east line of said Parcel 3 to a point, said point being the southeast corner of said Parcel 3; thence S88°50'54"W, 1348.97 feet along the south line of said Parcel 3 to a point, said point being the southwest corner of said Parcel 3; thence N10°32'20"W, 911.62 feet along the westerly line of said Parcel 3 to a point; thence due East, 613.81 feet to a point; thence due North, 732.00 feet to a point; thence N42°14'15"E, 1050.00 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 52.88 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

TOGETHER with all improvements thereon.

RESERVING HOWEVER to the Grantor, a non-exclusive easement following the existing driveway for ingress and egress to the following described lands, to wit:

A tract of land situated in the W1/2NE1/4, SE1/4NW1/4, NE1/4SW1/4, NW1/4SE1/4 of Section 35, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 35; thence S37°37'08"E, 1955.12 feet to the **POINT OF BEGINNING** of said tract, said point lying on the southwesterly right-of-way line of U.S. Highway No. 87; thence S42°14'15"W, 1050.00 feet to a point; thence due South, 732.00 feet to a point; thence Due West, 613.81 feet to a point, said point lying on the westerly line of Parcel 3 described in Book 384 of Deeds, Page 5; thence N10°32'20"W, 494.96 feet along said westerly line of Parcel 3 to a point; thence N00°04'44"W, 1180.57 feet along the west line of said Parcel 3 to the northwest corner of said Parcel 3, said point lying on the southerly line of Arab Acres Subdivision to Sheridan County; thence S75°59'49"E, 99.74 feet along the southerly line of said Arab Acres Subdivision and northerly line of said Parcel 3 to a point; thence S88°06'49"E, 312.22 feet along said southerly line of Arab Acres Subdivision and northerly line of said Parcel 3 to a point; thence S41°47'25"E, 361.45 feet along said southerly line of Arab Acres Subdivision and northerly line of said Parcel 3 to a point, said point being the southwesterly corner of Parcel 1 described in Book 384 of Deeds, Page 5; thence N49°42'48"E, 243.99 feet along the northwesterly line of said Parcel 1 to a point; thence N32°59'12"W, 287.78 feet along said northwesterly line of Parcel 1 to a point; thence N53°48'52"E,

311.48 feet along said northwesterly line of Parcel 1 to the northwest corner of said Parcel 1, said point lying on said southwesterly right-of-way line of U.S. Highway No. 87; thence S47°45'45"E, 650.00 feet along said southwesterly right-of-way line of U.S. Highway No. 87 to the **POINT OF BEGINNING** of said tract.

Said tract contains 35.04 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

The said access easement is described as follows:

An access easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in the S1/2NE1/4 of Section 35, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the north quarter corner of said Section 35; thence S38°36'42"E, 2165.13 feet to the **POINT OF BEGINNING** of said easement, said point lying on the southwesterly right-of-way line of U.S. Highway No. 87; thence S00°09'06"E, 443.32 feet along said centerline to a point; thence, through a curve to the right having a radius of 163.70 feet, a central angle of 53°54'45", an arc length of 154.03 feet, a chord bearing of S26°48'16"W, and a chord length of 148.41 feet along said centerline to a point; thence S53°45'39"W, 32.12 feet along said centerline to a point; thence, through a curve to the right having a radius of 114.59 feet, a central angle of 52°21'09", an arc length of 104.70 feet, a chord bearing of S79°56'13"W, and a chord length of 101.10 feet along said centerline to a point; thence N73°53'12"W, 27.69 feet along said centerline to a point; thence, through a curve to the right having a radius of 16.37 feet, a central angle of 67°18'50", an arc length of 19.23 feet, a chord bearing of N40°13'47"W, and a chord length of 18.15 feet along said centerline to a point; thence N06°34'23"W, 19.64 feet along said centerline to a point; thence, through a non tangent curve to the left, with a radius of 716.20 feet, a central angle of 12°23'31", an arc length of 154.90 feet, a chord bearing of N17°25'10"W, and a chord length of 154.60 feet along said centerline to a point; thence N23°36'56"W, 23.84 feet along said centerline to a point; thence, through a curve to the left having a radius of 81.85 feet, a central angle of 67°08'34", an arc length of 95.92 feet, a chord bearing of N57°11'13"W, and a chord length of 90.52 feet along said centerline to a point; thence S89°14'31"W, 67.22 feet along said centerline to a point; thence, through a curve to the right having a radius of 286.48 feet, a central angle of 24°47'26", an arc length of 123.95 feet, a chord bearing of N78°21'46"W, and a chord length of 122.99 feet along said centerline to a point; thence N65°58'03"W, 27.38 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S21°04'54"E, 2153.90 feet from said north quarter corner of Section 35.

Said easement being 1293.95 feet in length.

Basis of Bearings is Wyoming State Plane (East Central Zone)

IN WITNESS thereof, I have hereunto set my hand this 3rd day of MARCH, 2004.

Donald W. Bormann
Donald W. Bormann, Trustee

STATE OF WYOMING)
County of Sheridan) ss.

The foregoing Trust Deed was acknowledged before me by Donald W. Bormann, Trustee under the Matilda "Bucky" King Bormann Agreement of Trust, dated November 15, 1996, this 3rd day of February, 2004.

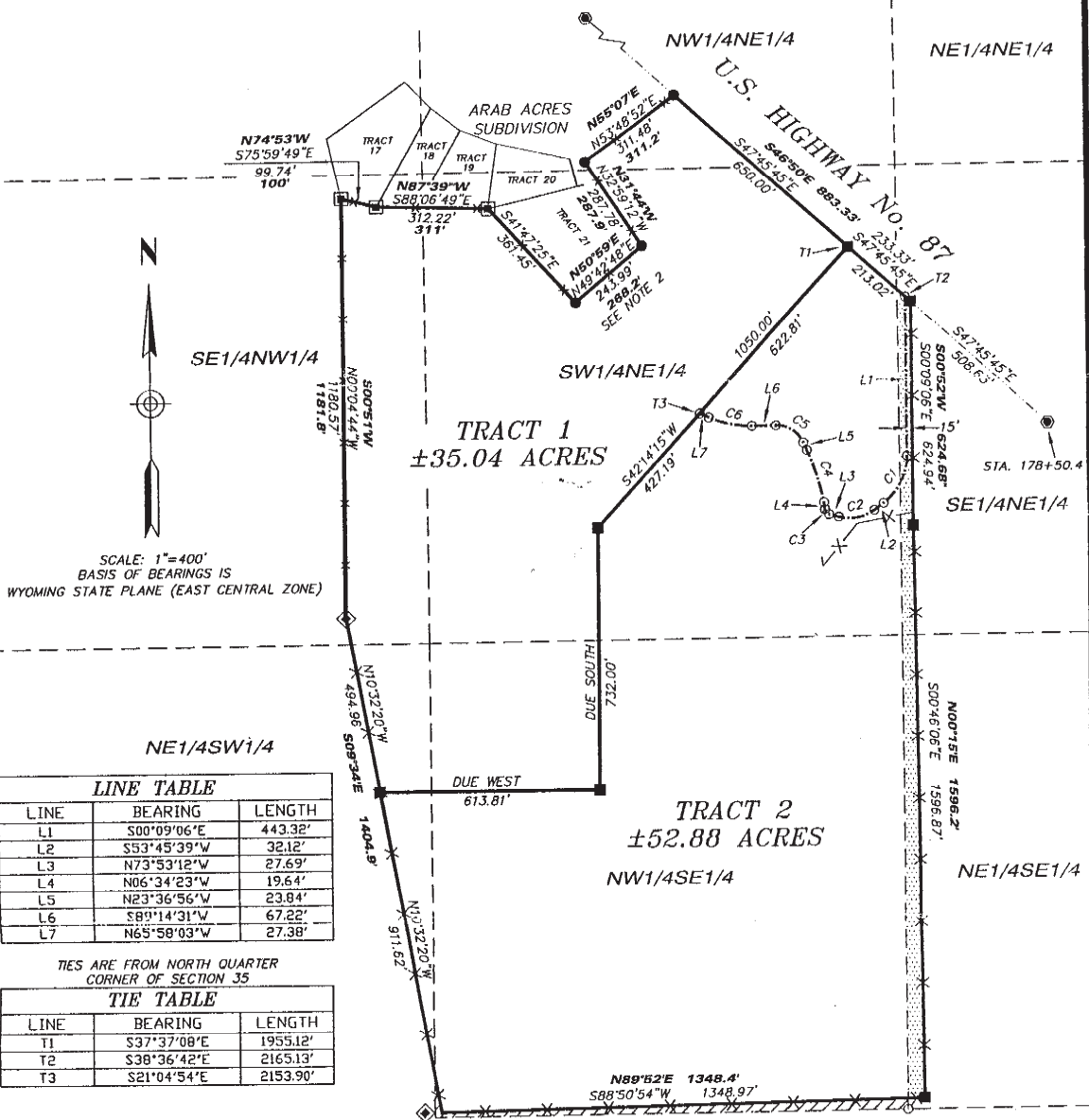
WITNESS my hand and official seal.

Charles R. Hart
Notary Public

My Commission Expires: _____



EXHIBIT "B"



LINE	BEARING	LENGTH
L1	S00°09'06"E	443.32'
L2	S53°45'39"W	32.12'
L3	N73°53'12"W	27.69'
L4	N06°34'23"W	19.64'
L5	N23°36'56"W	23.84'
L6	S89°14'31"W	67.22'
L7	N65°58'03"W	27.38'

TIES ARE FROM NORTH QUARTER CORNER OF SECTION 35

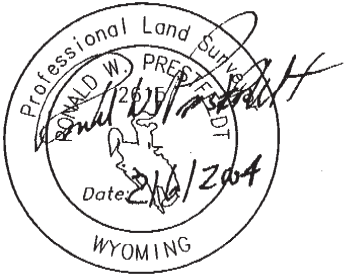
LINE	BEARING	LENGTH
T1	S37°37'08"E	1955.12'
T2	S38°36'42"E	2165.13'
T3	S21°04'54"E	2153.90'

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	163.70'	53°54'45"	154.03'	S26°48'16"W	148.41'
C2	114.59'	52°21'09"	104.70'	S79°56'13"W	101.10'
C3	16.37'	67°18'50"	19.23'	N40°13'47"W	18.15'
C4	716.20'	12°23'31"	154.90'	N17°25'10"W	154.60'
C5	81.85'	67°08'34"	95.92'	N57°11'13"W	90.52'
C6	286.48'	24°47'26"	123.95'	N78°21'46"W	122.99'

- LEGEND:**
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
 - SET 1-1/2" ALUMINUM CAP PER LS 2615
 - ⦿ FOUND RIGHT OF WAY MONUMENT
 - ▣ FOUND 1" IRON PIPE/ SET 1-1/2" ALUMINUM CAP PER LS 2615
 - ◆ FOUND 5/8" REBAR/ SET 1-1/2" ALUMINUM CAP PER LS 2615
 - NOTHING FOUND OR SET
 - N89°52'E RECORD (BEARING & DISTANCE)
 - S88°50'54"W MEASURED (BEARING & DISTANCE)
 - ▨ GAP BETWEEN DEED LINES (±0.7 AC) SEE NOTE 1
 - ▩ OVERLAP OF DEED LINES (± 2 AC) SEE NOTE 1
 - TRACT LINE (BK 384, PG 5)
 - - - INTERIOR SECTION LINE (SEE NOTE)
 - ROW LINE
 - - - CENTERLINE ACCESS EASEMENT (30' WIDE)

NOTES

- APPROXIMATE ACREAGE AS SHOWN ON THIS EXHIBIT WAS DETERMINED FROM APPROXIMATE DEED/INTERIOR SECTION LINES PROTRACTED FROM EXISTING MONUMENTATION. THE APPROXIMATE ACREAGE MAY CHANGE IF A BOUNDARY SURVEY DETERMINING ACCURATE DEED LINES IS EXECUTED IN THE FUTURE.
- PARCEL 1, BOOK 384, PAGE 5 DOES NOT MATHEMATICALLY CLOSE BY ±25'; PARCEL 3 DOES NOT MATHEMATICALLY CLOSE BY ±101'



RESTFELDT
SURVEYING
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SHERIDAN, WY 82801
307-672-7415
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RECORD OF SURVEY

CLIENT: KING BROTHERS RANCH
LOCATION: NE1/4, N1/2SE1/4, NE1/4SW1/4, SE1/4NW1/4, SECTION 35, T55N, R84W, 6TH P.M. SHERIDAN COUNTY, WY

JN: 93110
DN: 93/931100B
FEBRUARY 06, 2004