



### **SPECIAL WARRANTY DEED**

**The United States of America** ("Grantor"), whose address is 2120 Capitol Avenue, Suite 1100, Cheyenne, WY 82001 for and in consideration of the sum of Ten And No/100 Dollars [\$10.00] and other good and valuable consideration in hand paid to Grantor herein by **Red Tiger Industries, LLC**, having an address of 208 North Piney Road, Story, WY 82842, ("Grantee"), receipt of which is hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all of the following real property, described as follows:

Township 53 North, Range 84 West, 6TH P.M., Sheridan County, Wyoming

Section 11: S1/2SE1/4

Section 12: S1/2SW1/4

Section 13: NE1/4NW1/4, except the following described tracts:

Commencing at a point 30 feet North of the Southwest corner of said NE1/4NW1/4; then North 1082.2 feet; thence East 322 feet; thence South 782.2 feet; thence East 455 feet; thence Southwest to a point 610 feet East of the point of beginning; and thence West to the point of beginning.

Commencing at a point 30 feet West and 330 feet North of the Southeast corner of said NE1/4NW1/4; thence West 400 feet; thence Northeast 500 feet to a point 300 feet North of the point of beginning; and thence South 300 feet to the point of beginning.

Commencing at a point 30 feet West and 30 feet North of the Southeast corner of said NE1/4NW1/4, thence West 560 feet to point; thence Northeast to a point which is 330 feet North of the South line and 430 feet West of the East line of said NE1/4NW1/4; thence East 400 feet; and thence South 300 feet to the point of beginning.

Township 53 North, Range 84 West 6TH P.M. Sheridan County, Wyoming  
Section 12: S1/2NW1/4SW1/4, and that portion of the NE1/4SW1/4 lying South of the centerline of the County Road.

Excepting therefrom the South Thirty feet (30') of the NE1/4NW1/4 of Section 13, Township 53 North, Range 84 West, 6th P.M., excepting the easterly thirty feet (30') thereof.

Excepting therefrom a tract of land situate in the NE1/4NW1/4 of Section 13, Township 53 North, Range 84 West of the 6th P.M., commencing at a point 30 feet North and 590 feet West of the Southeast corner of said NE1/4NW1/4, this being the point of beginning, thence northeasterly to a point which is 330 feet north of the south line and 430 feet west of the east line of said NE1/4NW1/4, thence west to the center of Spring Creek, thence southwesterly following the center of Spring Creek to a point 30 feet north of the south line of said NE1/4NW1/4, thence east to the point of beginning.

Excepting therefrom Lots 1-16 Shadow Woods Estates Subdivision, a Subdivision in Sheridan County, Wyoming as recorded in Drawer S, Plat 103.

Parcel 2:

Lots 1, 2, 3, 7, 8, 9, 10, 11, 13, 14, 15 and 16 of the SHADOW WOODS ESTATES SUBDIVISION, a Subdivision in Sheridan County, Wyoming, as recorded in Drawer S, Plat#103.

with an address of: 208 North Piney Road, Story, WY 82842

This Conveyance is made by Grantor subject to the following exceptions:

- a. discrepancies, conflict in boundary lines, shortage in area and encroachments which would be disclosed through a correct and proper survey or physical inspection of the Property;



- b. any and all covenants, conditions, easements, reservations, rights-of-way and restrictions affecting the property as evidenced by instruments filed in the public records of the county wherein the property is located;
- c. any water rights, claims or title to water, in, on or under the land, or ditches or ditch rights, water share, water stock, whether shown by the public records or otherwise;
- d. any interest in oil, coal and other minerals or mineral rights, whether express or implied, associated with, or incidental to the ownership of the property, or the exercise of rights under any oil, gas, coal or mineral reservation, grant or lease, and all rights, privileges and easements with respect thereto, or assignments thereof, of interests therein; and
- e. real property taxes, general assessments, and special assessments on the Property being conveyed hereby, becoming due and payable after the date of this Deed.

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest. Grantor, while in title, has not been in actual physical possession of the property, and therefore, the Property is being sold to Grantee, and Grantee, by acceptance of this Deed, accepts the Property "AS IS", "WHERE IS", without recourse to Grantor, and with no representations or warranties of any kind or nature being made by Grantor as to the condition, fitness, or status of the Property, except as to the special warranties of title specifically set forth herein.

Grantor covenants to specially warrant the title to the property hereby conveyed against any claim or action arising from the federal case styled "United States of America v. Roth Claimants, ET AL., Civil Action No. 3:03CV064TSB, decided in the United States District Court for the Southern District of Ohio, Western Division, the Agreed Judgment in a Civil Case and Decree of Forfeiture of Defendant 321 Acres in Story, Wyoming, dated August 13, 2010, having been recorded on September 10, 2010 in the County Clerk Office of Sheridan County as Document or instrument number 678719 in Book 518 at Page 546.

TO HAVE AND TO HOLD the herein described property, together with all in singular the rights and appurtenances thereto belonging unto the said Grantee, Grantee's heirs, legal representatives, successors and assigns forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND the property described herein, unto the said Grantee and Grantee's heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming the same or any part thereof, by, through and under Grantor, but not otherwise.



EFFECTIVE AS OF THE 24<sup>th</sup> day of January, 2012

GRANTOR:  
The United States of America

By: [Signature]

Print Name: Thavry Sinn

Title: Mgmt & Program Analyst

STATE OF Virginia )  
COUNTY OF Arlington ) SS.

The foregoing Special Warranty Deed was acknowledged before me this 24<sup>th</sup>  
day of January, 2012, by Thavry Sinn as  
the Management & Program Analyst The United States of  
America.

Witness my hand and official seal.

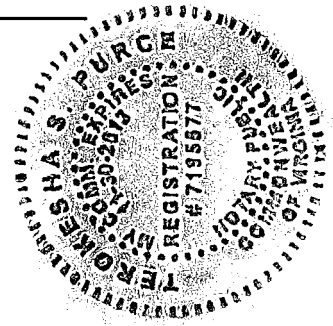
[Signature]  
NOTARY PUBLIC

\_\_\_\_\_  
Title/Rank

My commission expires:

November 30, 2013

I was commissioned a Notary  
Public as Terokeshas. Purce.



**NO. 2012-693878 SPECIAL WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY