

SPECIAL WARRANTY DEED

HENRY T. DIERKS, TRUSTEE OF THE HENRY T. DIERKS REVOCABLE TRUST under agreement dated August 1, 1988, and MARIE E. DIERKS, TRUSTEE OF THE MARIE E. DIERKS REVOCABLE TRUST under agreement dated August 1, 1988, (herein referred to collectively as "Grantors" whose address is 419 South Jordan, Miles City, Montana 59301, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey unto LARRY G. HOOVER and GERALDINE T. HOOVER, CO- TRUSTEES OF THE LARRY G. HOOVER TRUST under agreement dated September 10, 1990, whose address is P. O. Box 566, Ranchester, Wyoming 82839, an undivided one-half ( $\frac{1}{2}$ ) interest in the real estate which is described below and which is situated in Sheridan County, Wyoming. Grantors further convey the remaining one-half ( $\frac{1}{2}$ ) interest in the said real estate unto GERALDINE T. HOOVER and LARRY G. HOOVER, Co-Trustees of the Geraldine T. Hoover Trust under agreement dated September 10, 1990, whose address is also P. O. Box 566, Ranchester, Wyoming 82839. The property being conveyed is described as follows, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 19, Township 57 North, Range 85 West, the NE $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 24, and the NE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 25, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the West right-of-way line of the Wolf Creek County Road, said point being S. 03°46'12" E., 1372.28 feet from the West quarter corner of Section 19; thence S. 11°13'41" E., 52.33 feet along said right-of-way line to a point; thence N. 78°53'39" E., 20.00 feet along said right-of-way line to a point, thence S. 12°17'52" W., 113.70 feet along said right-of-way line to a point; thence S. 02°02'59" W., 589.94 feet along said right-of-way line to a point; thence through a curve to the right having a delta of 34°42'30", a radius of 450.00 feet, a length of 272.60 feet, a chord bearing of S. 19°24'13" W., and a chord length of 268.45 feet along said right-of-way line to a point; thence S. 36°45'31" W., 725.01 feet along said right-of-way line to a point; thence S. 45°44'31" W., 165.09 feet along said right-of-way line to a point; thence through a curve to the right having a delta of 30°52'46", a radius of 513.05 feet, a length of 276.51 feet, a chord bearing of S. 61°10'54" W., and a chord length of 273.17 feet along said right-of-way line to a point; thence S. 76°37'17" W., 405.32 feet along said right-of-way line to a point; thence through a curve to the right having a delta of 42°34'24", a radius of

245.45 feet, a length of 182.38 feet, a chord bearing of S. 55°20'03" W., and a chord length of 178.21 feet along said right-of-way line to a point on the West line of said NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 25; thence N. 0°58'39" W., 749.54 feet along said West line to the NW Corner of said NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> Section 25; thence N. 0°12'49" W., 502.69 feet along the West line of said SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 24 to a point on the centerline of Tongue River; thence N. 82°20'35" E., 72.92 feet along said centerline to a point; thence N. 23°56'04" E., 90.81 feet along said centerline to a point; thence N. 08°02'42" W., 214.62 feet along said centerline to a point; thence N. 30°13'51" E., 181.82 feet along said centerline to a point; thence N. 89°35'07" E., 194.26 feet along said centerline to a point; thence N. 83°33'54" E., 70.72 feet along said centerline to a point; thence N. 20°41'50" E., 179.24 feet along said centerline to a point; thence N. 08°24'07" W., 160.11 feet along said centerline to a point; thence N. 66°56'47" W., 217.66 feet along said centerline to a point; thence N. 34°17'52" W., 53.69 feet along said centerline to a point; thence N. 32°03'42" E., 74.73 feet along said centerline to a point; thence N. 52°34'35" E., 254.83 feet along said centerline to a point; thence N. 82°01'12" E., 140.56 feet along said centerline to a point; thence N. 46°54'56" E., 192.10 feet along said centerline to a point; thence N. 26°53'00" E., 31.37 feet along said centerline to a point; thence leaving said centerline S. 54°38'50" E., 247.57 feet to a point; thence S. 41°49'19" E., 284.71 feet to a point; thence S. 55°48'04" E., 28.11 feet to a point; thence S. 53°56'02" E., 72.61 feet to a point; thence S. 45°28'08" E., 181.08 feet to a point; thence S. 80°46'41" E. 69.50 feet to the point of beginning.

Said tract containing 56.97 acres, more or less.

TOGETHER WITH all improvements located thereon or appurtenant thereto and all water, water rights, ditches and ditch company stock appurtenant thereto.

SUBJECT, HOWEVER, to all easements, encumbrances, licenses, restrictions, regulations, covenants, conditions, defects and encroachments of sight and record.

RESERVING UNTO GRANTORS an undivided one-half (1/2) of all oil, gas, coal and other minerals of any kind located on or under said property which Grantors own at the time of this conveyance, together with the right to go upon said property for the purpose of exploring for, developing and producing such minerals, but subject to the right of the owners of the surface to receive reasonable compensation for damage caused by such exploration, development and exploration activities.

Attached hereto as Exhibit A is a plat showing the described property.

Grantors do, for themselves, their heirs, successors and assigns, covenant with the Grantees that Grantors have not done or suffered any act or executed any document whereby title to the above described property, or any part thereof, now has been or at any time hereafter shall be charged, incumbered or imperiled in any manner whatsoever; and Grantors shall warrant and defend the title to the above described property against all persons lawfully claiming the same from, through or under the Grantors.

The beneficiaries of the Larry G. Hoover Trust are identified, and the Trust is described in a Declaration of Trust which was filed with the Sheridan County Clerk and Recorder on October 10, 1990 in Book 10 of Miscellaneous at page 327. The beneficiaries of the Geraldine T. Hoover Trust are identified, and the Trust is described in a Declaration of Trust which was filed with the Sheridan County Clerk and Recorder on October 10, 1990 in Book 10 of Miscellaneous at page 322.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 18th day of January, 1991.

*Henry T. Dierks*

Henry T. Dierks, Trustee of  
the Henry T. Dierks Revocable  
Trust under agreement dated  
August 1, 1988

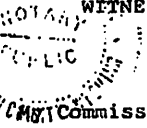
*Marie E. Dierks*

Marie E. Dierks, Trustee of  
the Marie E. Dierks Revocable  
Trust under agreement dated  
August 1, 1988

STATE OF WYOMING       )  
                                  : ss.  
County of Sheridan     )

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 18th day of January, 1991 by Henry T. Dierks and Marie E. Dierks.

WITNESS my hand and official seal.

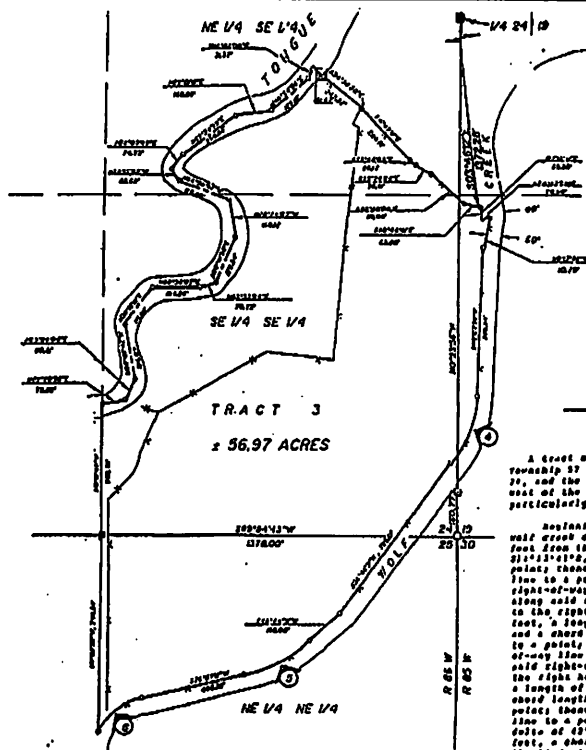
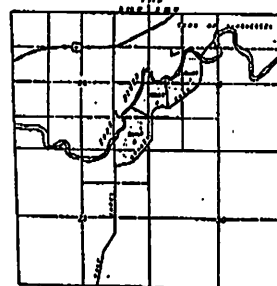


*[Signature]*  
Notary Public

Commission expires: March 17, 1993

Case No.	Age	Sex	Height	Weight	Group	Final Weight
1	17.500	Male	167.5	62.5	W1750W62.5	62.5
2	17.417	Male	167.5	61.5	W17417W61.5	61.5
3	17.333	Male	167.5	60.5	W17333W60.5	60.5
4	17.250	Male	167.5	59.5	W17250W59.5	59.5
5	17.167	Male	167.5	58.5	W17167W58.5	58.5
6	17.083	Male	167.5	57.5	W17083W57.5	57.5
7	17.000	Male	167.5	56.5	W17000W56.5	56.5
8	16.917	Male	167.5	55.5	W16917W55.5	55.5
9	16.833	Male	167.5	54.5	W16833W54.5	54.5
10	16.750	Male	167.5	53.5	W16750W53.5	53.5
11	16.667	Male	167.5	52.5	W16667W52.5	52.5
12	16.583	Male	167.5	51.5	W16583W51.5	51.5
13	16.500	Male	167.5	50.5	W16500W50.5	50.5
14	16.417	Male	167.5	49.5	W16417W49.5	49.5
15	16.333	Male	167.5	48.5	W16333W48.5	48.5
16	16.250	Male	167.5	47.5	W16250W47.5	47.5
17	16.167	Male	167.5	46.5	W16167W46.5	46.5
18	16.083	Male	167.5	45.5	W16083W45.5	45.5
19	16.000	Male	167.5	44.5	W16000W44.5	44.5
20	15.917	Male	167.5	43.5	W15917W43.5	43.5
21	15.833	Male	167.5	42.5	W15833W42.5	42.5
22	15.750	Male	167.5	41.5	W15750W41.5	41.5
23	15.667	Male	167.5	40.5	W15667W40.5	40.5
24	15.583	Male	167.5	39.5	W15583W39.5	39.5
25	15.500	Male	167.5	38.5	W15500W38.5	38.5
26	15.417	Male	167.5	37.5	W15417W37.5	37.5
27	15.333	Male	167.5	36.5	W15333W36.5	36.5
28	15.250	Male	167.5	35.5	W15250W35.5	35.5
29	15.167	Male	167.5	34.5	W15167W34.5	34.5
30	15.083	Male	167.5	33.5	W15083W33.5	33.5
31	15.000	Male	167.5	32.5	W15000W32.5	32.5
32	14.917	Male	167.5	31.5	W14917W31.5	31.5
33	14.833	Male	167.5	30.5	W14833W30.5	30.5
34	14.750	Male	167.5	29.5	W14750W29.5	29.5
35	14.667	Male	167.5	28.5	W14667W28.5	28.5
36	14.583	Male	167.5	27.5	W14583W27.5	27.5
37	14.500	Male	167.5	26.5	W14500W26.5	26.5
38	14.417	Male	167.5	25.5	W14417W25.5	25.5
39	14.333	Male	167.5	24.5	W14333W24.5	24.5
40	14.250	Male	167.5	23.5	W14250W23.5	23.5
41	14.167	Male	167.5	22.5	W14167W22.5	22.5
42	14.083	Male	167.5	21.5	W14083W21.5	21.5
43	14.000	Male	167.5	20.5	W14000W20.5	20.5
44	13.917	Male	167.5	19.5	W13917W19.5	19.5
45	13.833	Male	167.5	18.5	W13833W18.5	18.5
46	13.750	Male	167.5	17.5	W13750W17.5	17.5
47	13.667	Male	167.5	16.5	W13667W16.5	16.5
48	13.583	Male	167.5	15.5	W13583W15.5	15.5
49	13.500	Male	167.5	14.5	W13500W14.5	14.5
50	13.417	Male	167.5	13.5	W13417W13.5	13.5
51	13.333	Male	167.5	12.5	W13333W12.5	12.5
52	13.250	Male	167.5	11.5	W13250W11.5	11.5
53	13.167	Male	167.5	10.5	W13167W10.5	10.5
54	13.083	Male	167.5	9.5	W13083W9.5	9.5
55	13.000	Male	167.5	8.5		

4872 CURVE ADJUST DOES CT IN A NEW LAMPORT CURVE.



LOCATION MAP  
1"=5000'

④

 $r^* = 500'$ 

### LEGAL DESCRIPTION

TRACT 3

A tract of land situated in the SW1/4th Section 19, Township 37 North, Range 61 West, the NE1/4th, SW1/4th Section 20, and the NW1/4th Section 25, Township 37 North, Range 61 West of the 6th P.M., Sheridan County, Wyoming being more particularly described as follows:

[illegible]

total 1941 against 84.87 acres more of 1910

### LEGEND

- D O NOT SET  
 • 1 1/2" ALUMINUM CAP  
 ▲ FOUND CORNER  
 ■ SECTION OR INTERIOR SECTION CORNER'S 1/4" ALUMINUM CAP  
 □ WITNESS CORNER - 1 1/2" ALUMINUM CAP PER L.S. THIS SPARKS NOTCH  
 --- FENCE LINE  
 --- CENTERLINE OF TONGUE RIVER  
 • SEE CORNER RECORDED AT COUNTY COURT HOUSE

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING

I, RONALD W. MEYER, A duly appointed land surveyor in the State of Wyoming, do hereby certify that the foregoing is a true and correct copy of the results of a survey made by me or under my direct supervision.

Ronald N. Frostfield  
RONALD N. FROSTFIELD CIVIL L.A. 204

**CERTIFICATE OF SURVEY.**

CLIENT: HENRY & JERRY DIERKS  
619 MONDELL  
THERMOPOLIS, WY

LOCATION: SECTION 19, T 57 N, R 85 W,  
SECTIONS 24 & 25, T 57 N, R 86 W,  
SHERIDAN COUNTY, WYOMING.

SEP 20 1944

**AFFIDAVIT OF SUCCESSION OF CO-TRUSTEES**  
**OF THE GERALDINE T. HOOVER TRUST**

STATE OF WYOMING     )  
                              : ss.  
County of Sheridan    )

LARRY G. HOOVER, BENTLEY G. HOOVER and CYNTHIA R. HOOVER,  
after being duly sworn upon oath, do depose and say:

1. Affiant Larry G. Hoover is one of the Co-Trustees of the Geraldine T. Hoover Family Trust under agreement dated September 10, 1990. An Abstract of said Trust was filed in the office of the Sheridan County Clerk and Recorder on October 17, 2005, in Book 27 of Miscellaneous at page 184. Said Abstract of Trust was also recorded in the office of the Baltimore County, Maryland Clerk and Recorder on \_\_\_\_\_, 2005, in \_\_\_\_\_ and was also recorded in the office of the Collier County, Florida Clerk and Recorder on December 12, 2005 in Official Records 3748790 or 3946 Page 612.

2. Affiant was one of the Co-Trustees of said Trust along with Geraldine T. Hoover.

3. Under the terms of the Trust Agreement of said Trust, which are set forth in paragraph VIII. of the Abstract of Trust referred to above, Affiants Bentley G. Hoover and Cynthia R. Hoover are to become Co-Trustees upon the death, resignation or incompetence of Geraldine T. Hoover, to serve along with Affiant Larry G. Hoover.

4. Geraldine T. Hoover died on August 28, 2005. A certified copy of her death certificate is attached hereto.


531836 AFFIDAVIT  
BOOK 471 PAGE 0437  
RECORDED 02/14/2006 AT 03:50 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

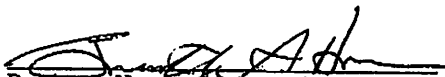
5. Bentley G. Hoover and Cynthia R. Hoover hereby agree to act as Co-Trustees of said Trust along with Larry G. Hoover.

6. The Trust is the owner of certain real estate which is described on Exhibit "A" which is attached hereto and incorporated herein by reference.

Due to the death of Geraldine T. Hoover and the succession of the above-named Co-Trustees, Larry G. Hoover, Bentley G. Hoover and Cynthia R. Hoover now have the authority to transact all business on behalf of the trust including selling, encumbering or otherwise dealing with the above described real estate.

Dated this 8<sup>th</sup> day of February, 2005.

  
Larry G. Hoover, Surviving Co-Trustee

  
Bentley G. Hoover, Successor Co-Trustee

  
Cynthia R. Hoover, Successor Co-Trustee

STATE OF Maryland )  
County of Baltimore ) ss.

The above and foregoing Affidavit of Succession of Co-Trustee was subscribed, sworn to and acknowledged before me this 30<sup>th</sup> day of December, 2005, by Larry G. Hoover.

WITNESS my hand and official seal.

  
Notary Public

My Commission expires: \_\_\_\_\_

STATE OF MARYLAND     )  
                                      : ss.  
County of Baltimore     )

The above and foregoing Affidavit of Succession of Co-Trustee was subscribed, sworn to and acknowledged before me this 2<sup>nd</sup> day of January, 2006, by Bentley G. Hoover.

WITNESS my hand and official seal.

*[Signature]*  
Notary Public

My Commission expires: \_\_\_\_\_  
January 1, 2013

STATE OF WYOMING     )  
                                      : ss.  
County of Sheridan     )

The above and foregoing Affidavit of Succession of Co-Trustee was subscribed, sworn to and acknowledged before me this 21<sup>st</sup> day of December, 2005, by Cynthia R. Hoover.

WITNESS my hand and official seal.

*Carole A. Tawer*  
Notary Public

My Commission expires: March 10, 2009



## Exhibit "A"

The property owned by the Geraldine T. Hoover Family Trust under agreement dated September 10, 1990 is as follows:

7813 Wise Avenue, Baltimore, MD

An undivided one-half (1/2) interest in the commercial property located at 7813 Wise Avenue, Baltimore Maryland, described as follows:

BEING KNOWN AND DESIGNATED as Lots Nos. 12 and 13, as shown on a Plat of "Eddlynch", filed among the Plat Records of Baltimore County in Plat Book W.H.M. 9-17, each lot fronts 25' on Wise Avenue and running back of even width about 222'. The improvements thereon being known as No. 7813 Wise Avenue.

SAVING AND EXCEPTING that strip of land, 15 feet wide, more or less, across Lots Nos. 12 and 13, Plat of Eddlynch, which Plat is recorded among the Plat Records of Baltimore County in Liber L.McL.M. No. 9, Folio 17, said strip of land to be used for the widening of Wise Avenue, as shown shaded and indicated, "15' +- Highway Widening Strip", on the Baltimore County Bureau of Land Acquisition Drawing No. HRW 52-092-8.

BEING ALL AND THE SAME lot of ground, which by Deed dated October 31, 1994, recorded among the Land Records of Baltimore County in Liber 10833, Folio 603, was granted and conveyed by Dorothy S. Schneider to Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Larry G. Hoover Family Trust (dated September 10, 1990) and Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Geraldine T. Hoover Family Trust (dated September 10, 1990).

7815 Wise Avenue, Baltimore, MD

An undivided one-half (1/2) interest in the commercial property located at 7815 Wise Avenue, Baltimore Maryland, described as follows:

BEING KNOWN AND DESIGNATED as Lots No. 14, 15, 16 and 17 as shown on the Plat of Eddlynch which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.H.M. No. 9, Folio 17, each lot fronting 25 feet on Wise Avenue and running back on even width about 200 feet. The improvements thereon being known as No. 7815 Wise Avenue.

Saving and excepting from the above described property all that portion thereof which by deed dated June 30, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3564, folio 242 was granted and conveyed by William Troy Paul and wife to Baltimore County, Maryland.

BEING the same property described in a Deed which was recorded among the land records of Baltimore County in Liber No. 8717, Folio 211, from Larry G. Hoover to Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Larry G. Hoover Family Trust (dated September 10, 1990) and Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Geraldine T. Hoover Family Trust (dated September 10, 1990).



7829 - 7831 Wise Avenue, Baltimore, MD

An undivided one-half (1/2) interest in the commercial property located at 7829 - 7831 Wise Avenue, Baltimore Maryland, described as follows:

BEGINNING FOR THE SAME and being known and designated as Lots Nos. 32, 33, 34 and 35 as shown on the plat of Eddlynch, which Plat is recorded among the Plat Records of Baltimore County in Plat Book 9, Folio 17, each lot fronting 25 feet on the South side of Wise Avenue, with an even rectangular depth of 212 feet. The improvements thereon being known as No. 7829 - 7831 Wise Avenue.

BEING the same property described in a Deed which was recorded among the Land Records aforesaid in Liber 8717, Folio 208 Larry G. Hoover to Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Larry G. Hoover Family Trust (dated September 10, 1990) and Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Geraldine T. Hoover Family Trust (dated September 10, 1990)..

SAVING AND EXCEPTING those parcels described in a Deed dated June 10, 1959 and recorded among the aforesaid Land Records in Liber 3630, Folio 294 and described as follows:

BEING for the first a strip of land, 15 feet wide, more or less, for the widening of Wise Avenue, across Lots Nos. 32 and 33, Plat of Eddlynch, which Plat is recorded among the Plat Records of Baltimore County in Liber L.McL.M. No. 9, Folio 17, as shown shaded on the Baltimore County Bureau of Rights-of-Way Drawing No. HRW 52-092, recorded among the Plat Records of Baltimore County in Highways Liber No. 15A, Folio 187.

BEING for the second a strip of land, 15 feet wide, more or less, for the widening of Wise Avenue, across Lots Nos. 34 and 35, Plat of Eddlynch, recorded as aforesaid, as shown shaded on the Baltimore County Bureau of Rights-of-Way Drawing No. HRW 52-091, recorded among the Plat Records of Baltimore County in Highways Liber No. 15A, Folio 186.

791 Amber Drive, Marco Island, FL

An undivided one-half (1/2) interest in the commercial property located at 791 Amber Drive, Marco Island, Florida, described as follows:

Lot 14, Block 334, Marco Beach Unit Ten, according to the plat thereof as recorded in Plat Book 6, Pages 74 through 79, inclusive, Public Records of Collier County, Florida.

1038 Coffeen Avenue, Sheridan, WY

An undivided one-half (1/2) interest in the property located at 1038 Coffeen Avenue, Sheridan, Wyoming, described the Hoover Subdivision, a subdivision in Sheridan County, Wyoming.

1140 Coffeen Avenue, Sheridan, WY

An undivided one-half (1/2) interest in the property located at 1140 Coffeen Avenue, Sheridan, Wyoming, described as follows:

Lots 2 of the J&E Subdivision, a subdivision in Sheridan County, Wyoming.

Dierks Tract, Sheridan County, WY

An undivided one-half (1/2) interest in certain land, containing approximately 56.97 acres, described as follows:

A tract of land situated in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 19, Township 57 North, Range 85 West, the NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> and the SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> Section 24, and the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, Section 25, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the West right-of-way line of the Wolf Creek County Road, said point being S.03°46'12"E., 1372.28 feet from the West quarter corner of Section 19; thence S. 11°13'41" E., 52.33 feet along said right-of-way line to a point; thence N. 78°53'39" E., 20.00 feet along said right-of-way line to a point; thence S. 12°17'52" W., 113.70 feet along said right-of-way line to a point; thence S. 02°02'59" E., 589.94 feet along said right-of-way line to a point; thence through a curve to the right having a delta of 34°42'30", a radius of 450.00 feet, a length of 272.60 feet, a chord bearing of S. 19°24'13" W., and a chord length of 268.45 feet along said right-of-way line to a point; thence S. 36°45'31" W., 725.01 feet along said right-of-way line to a point; thence S. 45°44'31" W., 165.01 feet along said right-of-way line to a point; thence through a curve to the right having a delta of 30°54'46", a radius of 513.05 feet, a length of 276.51 feet, a chord bearing of S. 61°10'54" W., and a chord length of 273.17 feet along said right-of-way line to a point; thence S. 76°37'17" W., 405.32 feet along said right-of-way line to a point; thence through a curve to the right having a delta of 42°34'24", a radius of 245.45 feet, a length of 182.38 feet, a chord bearing of S. 55°20'03" W., and a chord length of 178.21 feet along said right-of-way line to a point on the West line of said NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 25; thence N. 0°58'39" W., 749.54 feet along said West line to the NW corner of said NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 25; thence N.0°12'49" W., 502.69 feet along the West line of said SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 24 to a point on the centerline of Tongue River; thence N. 82°20'35" E., 72.92 feet along said centerline to a point; thence N. 23°56'04" E., 90.81 feet along said centerline to a point; thence N. 08°02'42" W., 214.62 feet along said centerline to a point; thence N. 30°13'51" E., 181.82 feet along said centerline to a point; thence N. 89°35'07" E., 194.26 feet along said centerline to a point; thence N. 83°33'54" E., 70.72 feet along said centerline to a point; thence N. 20°41'50" E., 179.24 feet along said centerline to a point; thence N. 08°24'07" W., 160.11 feet along said centerline to a point; thence N. 66°56'47" W., 217.66 feet along said centerline to a point; thence N. 34°17'52" W., 53.69 feet along said centerline to a point; thence N. 32°03'42" E., 74.73 feet along said centerline to a point; thence N. 52°34'35" E., 254.83 feet along said centerline to a point; thence N. 82°01'12" E., 140.56 feet along said centerline to a point; thence N. 46°54'56" E., 192.10 feet along said centerline to a point; thence N. 26°53'00" E., 31.37 feet along said centerline to a point; thence leaving said centerline S. 54°38'50" E., 247.57 feet to a point; thence S. 41°49'19" E., 284.71 feet to a point; thence S. 55°48'04" E., 28.11 feet to a point; thence S. 53°56'02" E., 72.61 feet to a point; thence S. 45°28'08" E., 181.08 feet to a point; thence S. 80°46'41" E., 69.50 feet to the point of beginning.

Sheridan County, Wyoming Ranch

An undivided one-half (1/2) interest in a ranch, containing approximately 53.7 acres, described as follows:

That portion of the W<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub> of Section 30, Township 57 North, Range 85 West, and the E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub> of Section 25, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, lying south of the following described line.

Beginning at a point on the centerline of the Wolf Creek County Road, said point being North 29°24'59" West, 2,779.65 feet from the southeast corner of said Section 25; thence along the centerline of an access road South 63°13'02" East, 108.77 feet to a point; thence along said centerline South 39°28'39" East, 539.53 feet to a point; thence along said centerline South 29°08'42" East, 209.43 feet to a point; thence along said centerline South 52°13'55" East, 93.84 feet to a point; thence along said centerline South 75°41'03" East, 230.83 feet to a point; thence along said centerline North 76°14'44" East, 367.59 feet to a point; thence along said centerline North 85°37'53" East 376.52 feet to a point; thence along said centerline South 88°34'01" East, 470.14 feet to a point; thence leaving said centerline South 01°52'12" West 400.52 feet to a point; thence South 33°24'16" West, 61.33 feet to a point; thence South 66°33'07" East, 378.46 feet to a point; thence North 68°18'54" East, 98.97 feet to a point; thence North 83°34'53" East, 249.72 feet more or less to a fence corner on the approximate east line of the said SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 3, said point being North 47°04'42" East, 1799.62 feet from the Southwest corner of said Section 30.

EXCEPTING THEREFROM a tract of land containing 5.39 acres which was conveyed to Cynthia R. Hoover by Deed dated August 24, 2005, which was recorded in the office of the Sheridan County Clerk and Recorder on September 6, 2005 in Book 467 of Deeds at page 131 which is more particularly described as follows:

A tract of land in the E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub> of Section 25, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point on the westerly line of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub> of Section 25, said point being located North 29°39'56" West, 2,759.21 feet from the southeast corner of said Section 25; thence along said westerly line, South 01°09'05" East, 1,016.08 feet; thence leaving said westerly line South 63°46'37" East, 89.24 feet; thence North 04°24'54" West, 399.41 feet; thence North 86°16'12" East, 473.73 feet to the center line of an existing access road; thence along the center line of said access road the following courses: North 52°13'55" West, 0.88 feet; thence North 29°08'42" West, 209.43 feet; thence North 39°28'39" West, 539.53 feet; thence North 63°13'20" West, 108.77 feet to the westerly line of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub> of Section 25; thence along said westerly line, South 01°09'05" East, 22.64 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land containing 44.79 acres which was conveyed to Cynthia R. Hoover by Deed dated August 24, 2005, which was recorded in the office of the Sheridan County Clerk and Recorder on September 6, 2005 in Book 467 of Deeds at page 129 which is more particularly described as follows:

A tract of land in the E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub> of Section 25, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at the southeast corner of said Section 25; thence North  $11^{\circ}05'34''$  West, 1,062.08 feet; thence North  $02^{\circ}59'43''$  West, 643.91 feet to the centerline of a road easement; thence along said centerline the following courses: South  $76^{\circ}14'44''$  West, 293.73 feet; thence North  $75^{\circ}41'03''$  West, 230.83 feet; thence North  $52^{\circ}13'55''$  West, 92.96 feet; thence leaving said road centerline South  $86^{\circ}16'11''$  West, 22.53 feet to the southerly line of a 5 acre tract; thence along the southerly line of said 5 acre tract the following courses: South  $86^{\circ}16'11''$  West, 451.20 feet; thence South  $04^{\circ}24'54''$  East, 399.41 feet; thence North  $63^{\circ}46'38''$  West, 50.16 feet to the westerly line of said  $E\frac{1}{2}SE\frac{1}{4}$  of Section 25; thence leaving said 5 acre tract boundary along said westerly line, South  $00^{\circ}57'59''$  East, 1,328.59 feet to the southwest corner of said  $E\frac{1}{2}SE\frac{1}{4}$  of Section 25, South  $88^{\circ}25'27''$  East, 1,288.80 feet to the point of beginning.

**AFFIDAVIT OF SUCCESSION OF TRUSTEE**  
**OF THE LARRY G. HOOVER FAMILY TRUST**

STATE OF WYOMING       )  
                                  : ss.  
County of Sheridan       )

LARRY G. HOOVER, after being duly sworn upon oath, do depose and say:

1. Affiant Larry G. Hoover is one of the Co-Trustees of the Larry G. Hoover Family Trust under agreement dated September 10, 1990. An Abstract of said Trust was filed in the office of the Sheridan County Clerk and Recorder on October 17, 2005, in Book 27 of Miscellaneous at page 188. Said Abstract of Trust was also recorded in the office of the Baltimore County, Maryland Clerk and Recorder on \_\_\_\_\_, 2005, in \_\_\_\_\_ and was also recorded in the office of the Collier County, Florida Clerk and Recorder on December 12, 2005 in Official Records 3748789 or 3946 Page 608.

2. Affiant was one of the Co-Trustees of said Trust along with Geraldine T. Hoover.

3. Geraldine T. Hoover died on August 28, 2005. A certified copy of her death certificate is attached hereto.

4. Under the terms of the Trust Agreement of said Trust, which are set forth in paragraph VIII. of the Abstract of Trust referred to above, upon the death of Geraldine T. Hoover, Affiant, who is the Grantor of the Trust, may appoint a successor Trustee. Affiant has elected not to appoint a successor Trustee to serve with him during his life and intends to act alone as the sole Trustee of said Trust until he dies or becomes incompetent at which


531837 AFFIDAVIT  
BOOK 471 PAGE 0445  
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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

time Bentley G. Hoover and Cynthia R. Hoover shall become the successor Trustees as provided in the Abstract of Trust.

5. The Trust is the owner of certain real estate which is described on Exhibit "A" which is attached hereto and incorporated herein by reference.

Due to the death of Geraldine T. Hoover, Larry G. Hoover is now the sole Trustee of said Trust and has the authority to transact all business on behalf of the trust including selling, encumbering or otherwise dealing with the above described real estate.

Dated this 8<sup>th</sup> day of February, 2005.

  
Larry G. Hoover, Surviving Co-Trustee

STATE OF WYOMING )  
County of Sheridan ) ss.

The above and foregoing Affidavit of Succession of Co-Trustee was subscribed, sworn to and acknowledged before me this 6th day of February, 2005, by Larry G. Hoover. by long distance phone call

**WITNESS** my hand and official seal.

Notary Public

My Commission expires: March 2008

Exhibit "A"

The property owned by the Larry G. Hoover Family Trust under agreement dated September 10, 1990 is as follows:

7813 Wise Avenue, Baltimore, MD

An undivided one-half (1/2) interest in the commercial property located at 7813 Wise Avenue, Baltimore Maryland, described as follows:

BEING KNOWN AND DESIGNATED as Lots Nos. 12 and 13, as shown on a Plat of "Eddlynch", filed among the Plat Records of Baltimore County in Plat Book W.H.M. 9-17, each lot fronts 25' on Wise Avenue and running back of even width about 222'. The improvements thereon being known as No. 7813 Wise Avenue.

SAVING AND EXCEPTING that strip of land, 15 feet wide, more or less, across Lots Nos. 12 and 13, Plat of Eddlynch, which Plat is recorded among the Plat Records of Baltimore County in Liber L.McL.M. No. 9, Folio 17, said strip of land to be used for the widening of Wise Avenue, as shown shaded and indicated, "15' +- Highway Widening Strip", on the Baltimore County Bureau of Land Acquisition Drawing No. HRW 52-092-8.

BEING ALL AND THE SAME lot of ground, which by Deed dated October 31, 1994, recorded among the Land Records of Baltimore County in Liber 10833, Folio 603, was granted and conveyed by Dorothy S. Schneider to Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Larry G. Hoover Family Trust (dated September 10, 1990) and Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Geraldine T. Hoover Family Trust (dated September 10, 1990).

7815 Wise Avenue, Baltimore, MD

An undivided one-half (1/2) interest in the commercial property located at 7815 Wise Avenue, Baltimore Maryland, described as follows:

BEING KNOWN AND DESIGNATED as Lots No. 14, 15, 16 and 17 as shown on the Plat of Eddlynch which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.H.M. No. 9, Folio 17, each lot fronting 25 feet on Wise Avenue and running back on even width about 200 feet. The improvements thereon being known as No. 7815 Wise Avenue.

Saving and excepting from the above described property all that portion thereof which by deed dated June 30, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3564, folio 242 was granted and conveyed by William Troy Paul and wife to Baltimore County, Maryland.

BEING the same property described in a Deed which was recorded among the land records of Baltimore County in Liber No. 8717, Folio 211, from Larry G. Hoover to Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Larry G. Hoover Family Trust (dated September 10, 1990) and Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Geraldine T. Hoover Family Trust (dated September 10, 1990).

7829 - 7831 Wise Avenue, Baltimore, MD

An undivided one-half (1/2) interest in the commercial property located at 7829 - 7831 Wise Avenue, Baltimore Maryland, described as follows:

BEGINNING FOR THE SAME and being known and designated as Lots Nos. 32, 33, 34 and 35 as shown on the plat of Eddlynch, which Plat is recorded among the Plat Records of Baltimore County in Plat Book 9, Folio 17, each lot fronting 25 feet on the South side of Wise Avenue, with an even rectangular depth of 212 feet. The improvements thereon being known as No. 7829 - 7831 Wise Avenue.

BEING the same property described in a Deed which was recorded among the Land Records aforesaid in Liber 8717, Folio 208 Larry G. Hoover to Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Larry G. Hoover Family Trust (dated September 10, 1990) and Larry G. Hoover and Geraldine T. Hoover, Co-Trustees of the Geraldine T. Hoover Family Trust (dated September 10, 1990)..

SAVING AND EXCEPTING those parcels described in a Deed dated June 10, 1959 and recorded among the aforesaid Land Records in Liber 3630, Folio 294 and described as follows:

BEING for the first a strip of land, 15 feet wide, more or less, for the widening of Wise Avenue, across Lots Nos. 32 and 33, Plat of Eddlynch, which Plat is recorded among the Plat Records of Baltimore County in Liber L.McL.M. No. 9, Folio 17, as shown shaded on the Baltimore County Bureau of Rights-of-Way Drawing No. HRW 52-092, recorded among the Plat Records of Baltimore County in Highways Liber No. 15A, Folio 187.

BEING for the second a strip of land, 15 feet wide, more or less, for the widening of Wise Avenue, across Lots Nos. 34 and 35, Plat of Eddlynch, recorded as aforesaid, as shown shaded on the Baltimore County Bureau of Rights-of-Way Drawing No. HRW 52-091, recorded among the Plat Records of Baltimore County in Highways Liber No. 15A, Folio 186.

791 Amber Drive, Marco Island, FL

An undivided one-half (1/2) interest in the commercial property located at 791 Amber Drive, Marco Island, Florida, described as follows:

Lot 14, Block 334, Marco Beach Unit Ten, according to the plat thereof as recorded in Plat Book 6, Pages 74 through 79, inclusive, Public Records of Collier County, Florida.

1038 Coffeen Avenue, Sheridan, WY

An undivided one-half (1/2) interest in the property located at 1038 Coffeen Avenue, Sheridan, Wyoming, described the Hoover Subdivision, a subdivision in Sheridan County, Wyoming.



1140 Coffeen Avenue, Sheridan, WY

An undivided one-half (1/2) interest in the property located at 1140 Coffeen Avenue, Sheridan, Wyoming, described as follows:

Lots 2 of the J&E Subdivision, a subdivision in Sheridan County, Wyoming.

Dierks Tract, Sheridan County, WY

An undivided one-half (1/2) interest in certain land, containing approximately 56.97 acres, described as follows:

A tract of land situated in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 19, Township 57 North, Range 85 West, the NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> and the SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> Section 24, and the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, Section 25, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the West right-of-way line of the Wolf Creek County Road, said point being S.03°46'12"E., 1372.28 feet from the West quarter corner of Section 19; thence S. 11°13'41" E., 52.33 feet along said right-of-way line to a point; thence N. 78°53'39" E., 20.00 feet along said right-of-way line to a point; thence S. 12°17'52" W., 113.70 feet along said right-of-way line to a point; thence S. 02°02'59" E., 589.94 feet along said right-of-way line to a point; thence through a curve to the right having a delta of 34°42'30", a radius of 450.00 feet, a length of 272.60 feet, a chord bearing of S. 19°24'13" W., and a chord length of 268.45 feet along said right-of-way line to a point; thence S. 36°45'31" W., 725.01 feet along said right-of-way line to a point; thence S. 45°44'31" W., 165.01 feet along said right-of-way line to a point; thence through a curve to the right having a delta of 30°54'46", a radius of 513.05 feet, a length of 276.51 feet, a chord bearing of S. 61°10'54" W., and a chord length of 273.17 feet along said right-of-way line to a point; thence S. 76°37'17" W., 405.32 feet along said right-of-way line to a point; thence through a curve to the right having a delta of 42°34'24", a radius of 245.45 feet, a length of 182.38 feet, a chord bearing of S. 55°20'03" W., and a chord length of 178.21 feet along said right-of-way line to a point on the West line of said NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 25; thence N. 0°58'39" W., 749.54 feet along said West line to the NW corner of said NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 25; thence N.0°12'49" W., 502.69 feet along the West line of said SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 24 to a point on the centerline of Tongue River; thence N. 82°20'35" E., 72.92 feet along said centerline to a point; thence N. 23°56'04" E., 90.81 feet along said centerline to a point; thence N. 08°02'42" W., 214.62 feet along said centerline to a point; thence N. 30°13'51" E., 181.82 feet along said centerline to a point; thence N. 89°35'07" E., 194.26 feet along said centerline to a point; thence N. 83°33'54" E., 70.72 feet along said centerline to a point; thence N. 20°41'50" E., 179.24 feet along said centerline to a point; thence N. 08°24'07" W., 160.11 feet along said centerline to a point; thence N. 66°56'47" W., 217.66 feet along said centerline to a point; thence N. 34°17'52" W., 53.69 feet along said centerline to a point; thence N. 32°03'42" E., 74.73 feet along said centerline to a point; thence N. 52°34'35" E., 254.83 feet along said centerline to a point; thence N. 82°01'12" E., 140.56 feet along said centerline to a point; thence N. 46°54'56" E., 192.10 feet along said centerline to a point; thence N. 26°53'00" E., 31.37 feet along said centerline to a point; thence leaving said centerline S. 54°38'50" E., 247.57 feet to a point; thence S. 41°49'19" E., 284.71 feet to a point; thence S. 55°48'04" E., 28.11 feet to a point; thence S. 53°56'02" E., 72.61 feet to a point; thence S. 45°28'08" E., 181.08 feet to a point; thence S. 80°46'41" E., 69.50 feet to the point of beginning.

Sheridan County, Wyoming Ranch

An undivided one-half (1/2) interest in a ranch, containing approximately 53.7 acres, described as follows:

That portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 30, Township 57 North, Range 85 West, and the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 25, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, lying south of the following described line.

Beginning at a point on the centerline of the Wolf Creek County Road, said point being North 29°24'59" West, 2,779.65 feet from the southeast corner of said Section 25; thence along the centerline of an access road South 63°13'02" East, 108.77 feet to a point; thence along said centerline South 39°28'39" East, 539.53 feet to a point; thence along said centerline South 29°08'42" East, 209.43 feet to a point; thence along said centerline South 52°13'55" East, 93.84 feet to a point; thence along said centerline South 75°41'03" East, 230.83 feet to a point; thence along said centerline North 76°14'44" East, 367.59 feet to a point; thence along said centerline North 85°37'53" East 376.52 feet to a point; thence along said centerline South 88°34'01" East, 470.14 feet to a point; thence leaving said centerline South 01°52'12" West 400.52 feet to a point; thence South 33°24'16" West, 61.33 feet to a point; thence South 66°33'07" East, 378.46 feet to a point; thence North 68°18'54" East, 98.97 feet to a point; thence North 83°34'53" East, 249.72 feet more or less to a fence corner on the approximate east line of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3, said point being North 47°04'42" East, 1799.62 feet from the Southwest corner of said Section 30.

EXCEPTING THEREFROM a tract of land containing 5.39 acres which was conveyed to Cynthia R. Hoover by Deed dated August 24, 2005, which was recorded in the office of the Sheridan County Clerk and Recorder on September 6, 2005 in Book 467 of Deeds at page 131 which is more particularly described as follows:

A tract of land in the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 25, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point on the westerly line of said E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 25, said point being located North 29°39'56" West, 2,759.21 feet from the southeast corner of said Section 25; thence along said westerly line, South 01°09'05" East, 1,016.08 feet; thence leaving said westerly line South 63°46'37" East, 89.24 feet; thence North 04°24'54" West, 399.41 feet; thence North 86°16'12" East, 473.73 feet to the center line of an existing access road; thence along the center line of said access road the following courses: North 52°13'55" West, 0.88 feet; thence North 29°08'42" West, 209.43 feet; thence North 39°28'39" West, 539.53 feet; thence North 63°13'20" West, 108.77 feet to the westerly line of said E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 25; thence along said westerly line, South 01°09'05" East, 22.64 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land containing 44.79 acres which was conveyed to Cynthia R. Hoover by Deed dated August 24, 2005, which was recorded in the office of the Sheridan County Clerk and Recorder on September 6, 2005 in Book 467 of Deeds at page 129 which is more particularly described as follows:

A tract of land in the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 25, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at the southeast corner of said Section 25; thence North 11°05'34" West, 1,062.08 feet; thence North 02°59'43" West, 643.91 feet to the centerline of a road easement; thence along said centerline the following courses: South 76°14'44" West, 293.73 feet; thence North 75°41'03" West, 230.83 feet; thence North 52°13'55" West, 92.96 feet; thence leaving said road centerline South 86°16'11" West, 22.53 feet to the southerly line of a 5 acre tract; thence along the southerly line of said 5 acre tract the following courses: South 86°16'11" West, 451.20 feet; thence South 04°24'54" East, 399.41 feet; thence North 63°46'38" West, 50.16 feet to the westerly line of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub> of Section 25; thence leaving said 5 acre tract boundary along said westerly line, South 00°57'59" East, 1,328.59 feet to the southwest corner of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub> of Section 25, South 88°25'27" East, 1,288.80 feet to the point of beginning.