

WARRANTY DEED

EDWARD A. VIREN and DONNA L. VIREN, husband and wife, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is

hereby acknowledged, hereby convey and warrant to **VERLIN DANNAR and KAREN J. DANNAR**

DANNER, husband and wife as tenants by the entireties, (herein referred to as "Grantee"),

whose address is P.O. Box 350 Sheridan WY 82801, the following described real estate

which is situate in Sheridan County, Wyoming, to-wit:

Township 58 North, Range 82 West, 6th P.M. Sheridan County, WY

Section 32: South 1/2SW1/4, NW1/4SW1/4, NW1/4SE1/4

That portion of the East 1/2SE1/4 of said Section 32 lying south and west of a proposed fence line; more particularly described as follows:

Beginning at a point on an east-west fence line and the approximate north line of said East 1/2SE1/4, said point being S89°30'37"W, 1288.65 feet from the east quarter corner of said Section 32; thence S02°02'54"W, 1240.85 feet along said proposed fence line to a point; thence S34°57'32"E, 1255.85 feet along said proposed fence line to a point; thence S41°00'29"E, 633.92 feet along said proposed fence line to a point on the approximate south line of said E1/2SE1/4, said point being West, 220.77 feet from the southeast corner of said Section 32.

Township 57 North, Range 82 West, 6th P.M., Sheridan County, WY

Section 5: Lots 2, 3, and 4, South 1/2NW1/4, SW1/4NE1/4, SE1/4, North 1/2SW1/4

Section 6: Lot 1, South 1/2NE1/4, North 1/2SE1/4

Section 8: NE1/4, N1/2SE1/4, NE1/4SW1/4

Section 9: W1/2NW1/4, North 1/2NW1/4SW1/4

ALSO that portion of Lot 4, South 1/2NW1/4, SW1/4 of Section 4, Lot 1, SE1/4NE1/4 of Section 5, NE1/4NW1/4 of Section 9; said portions lying west and south of an existing and proposed fence line; said fence line more particularly described as follows:

Beginning at a point on the approximate north line of said Lot 1, of Section 5, said point being West, 220.77 feet from the northeast corner of said Section 5; thence S41°00'29"E, 762.67 feet along a proposed fence line to a point; thence S30°54'12"W, 388.74 feet along said proposed fence line to a point; thence S04°12'13"W, 1145.64 feet along said proposed fence line to a point; thence S73°59'22"E, 1049.52 feet along said proposed fence line to a point; thence S32°40'07"E, 917.67 feet along said proposed fence line to a point on an existing fence line; thence S04°04'35"E, 1353.41 feet along said existing fence line to a point; thence S31°13'40"W, 85.09 feet along said existing fence line to a point; thence S53°19'21"E, 1261.36 feet along a proposed fence line to a point; thence S30°15'29"E, 1274.05 feet along said proposed fence line to a point; said point being S26°38'32"W, 7149.34 feet from said northeast corner of Section 5.

ALSO, that portion of the South 1/2SE1/4 of Section 31, Township 58 North, Range 82 West, SE1/4SW1/4, of Section 5, Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming, lying north and east of a fence line, said fence line being more particularly described as follows:

Commencing at the northeast corner of said Section 5; thence N76°07'34"W, 6331.34 feet to the POINT OF BEGINNING of said described fence line; thence S48°48'47"W, 750.08 feet along said fence line to a point; thence S39°11'32"E, 1075.56 feet along said fence line to a point; thence S35°25'41"E, 1055.34 feet along said fence line to a point; thence S11°47'04"W, 468.10 feet along said fence line to a point; thence S35°06'20"E, 241.74 feet along said fence line to a point; thence S05°38'44"E, 593.55 feet along said fence line to a point; thence S35°30'41"E, 624.56 feet along said fence line to a point; thence S65°17'06"E,

1082.73 feet along said fence line to a point; thence S45°49'12"E, 245.82 feet along said fence line to a point; thence S05°08'07"W, 311.70 feet along said fence line to a point; thence S29°12'26"E, 437.21 feet along said fence line to a point; thence S45°24'48"E, 38.87 feet along said fence line to a point; thence N88°33'33"E, 101.43 feet along said fence line to a point; thence S28°51'43"E, 251.64 feet along said fence line to a point; thence S03°33'53"W, 135.20 feet along said fence line to a point; thence S00°48'12"E, 249.22 feet along said fence line to a point; thence S29°55'05"E, 69.71 feet along said fence line to a point; thence S60°43'53"E, 515.51 feet along said fence line to a point; thence S24°38'12"E, 1530.35 feet along said fence line to a point; thence S51°16'46"E, 149.97 feet along said fence line to a point; thence S75°26'51"E, 72.84 feet along said fence line to a point; thence N82°51'16"E, 152.82 feet along said fence line to a point; thence S40°17'52"E, 1672.97 feet along said fence line to a point; thence S01°08'18"W, 713.49 feet along said fence line to a point; thence S11°39'47"W, 159.78 feet along said fence line to a point; thence S54°33'11"E, 173.30 feet along said fence line to a point; thence S23°33'25"E, 115.47 feet along said fence line to a point; thence S15°10'08"W, 371.59 feet along said fence line to a point; thence S50°55'18"E, 447.66 feet along said fence line to a point; thence S31°39'36"E, 665.15 feet along said fence line to the POINT OF TERMINUS of said described fence line, said point being S00°28'24"W, 9725.80 feet from said northeast corner of Section 5.

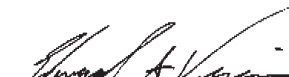
EXCEPTING THEREFROM that portion of the above described lands conveyed by Warranty Deed to Dyecrest Ranch, Limited Liability Company, recorded in the office of the Sheridan County Clerk and Recorder on May 12, 1995, in Book 373 of Deeds, at page 544.


TOGETHER WITH all improvements located thereon or appertaining thereto, and all water, water rights, ditches and ditch rights appertaining thereto.

BUT RESERVING UNTO GRANTORS, all oil, gas, coal and other minerals of every kind which Grantors own in and under such land, together with the right to go onto said land for the purpose of exploring for and developing the same, but subject to Grantees' right to receive surface damages as provided by law.

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

Dated this 11th day of February, 2002.


Edward A. Viren


Donna L. Viren

STATE OF WYOMING)
County of Sheridan) ss.

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 11th day of February, 2002 by Edward A. Viren and Donna L. Viren, husband and wife.

WITNESS my hand and official seal.


Notary Public

My Commission expires: 5-13-02

