

## QUITCLAIM DEED

THIS DEED, made between BECKY L. BROWN, whose address is P.O. Box 141, 12 Ridgecrest Drive, Story, Wyoming, 82842, herein referred to as the "Grantor", and STEVE D. NOECKER, her husband, whose address is P.O. Box 141, 12 Ridgecrest Drive, Story, Wyoming 82842, herein referred to as the "Grantee".

WITNESSETH, That the Grantor, as a gift, and for the purposes of providing for him housing, business and agricultural needs, has QUIT CLAIMED, and by these presents does QUIT CLAIM unto the Grantee, hisheirs, successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Sheridan and State of Wyoming, described as follows:

### SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN

TO HAVE AND TO HOLD the same, together with all the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, together with all rights of ingress and egress thereto, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the use and benefit of the Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have executed this Deed on the date set forth below.

  
BECKY L. BROWN

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF EL PASO )

Acknowledged before me on April 14, 2004, by Becky L. Brown.

Witness my hand and official seal.

"SEAL"

  
Notary Public

My commission expires: 11-30-05

EXHIBIT A - LEGAL DESCRIPTION  
2.259 ACRE TRACT WITH ACCESS EASEMENT

A tract of land located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 7, Township 53 North, Range 83 West and in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 12, Township 53 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located S 26°29'19"W, 313.99 feet from the East Quarter Corner of said Section 12, said point being the northwesterly corner of a tract of land as described in Sheridan County Book 343 of Deeds at Page 576; thence along the northerly line of said tract N 74°47'20"E, 83.63 feet; thence leaving said northerly line S 20°58'01"E, 178.80 feet to a point on the northerly line of a tract of land as described in Sheridan County Book 296 of Deeds at Page 511; thence along the boundary of said tract the following bearings and distances: N 69°01'59"E, 117.63 feet; thence N 68°50'42"E, 89.05 feet; thence N 68°01'11"E, 51.11 feet to the northeasterly corner of said tract; thence continuing along said boundary the following bearings and distances: S 29°33'54"E, 121.27 feet; thence S 14°56'03"E, 110.14 feet; thence S 68°19'32"W, 216.00 feet; thence N 42°32'25"W, 65.99 feet; thence S 50°13'22"W, 18.20 feet; thence S 58°46'22"W, 60.90 feet; thence N 85°03'13"W, 21.65 feet; thence S 55°18'42"W, 26.40 feet; thence S 69°37'47"W, 31.34 feet; thence N 13°42'46"W, 184.24 feet to the northwesterly corner of said tract, said point also being the southwesterly corner of that tract as described in Sheridan County Book 343 of Deeds at Page 576; thence along the westerly line of said tract N 13°56'32"W, 188.60 feet to the point of beginning, said tract containing 2.259 acres, more or less,

Including an access easement 30.00 feet wide, being 15.00 feet on each side of the following described easement centerline:

Beginning at a point located S 69°33'59"E, 638.95 feet from the East Quarter Corner of said Section 12, said point located on the westerly line of a perpetual easement described in Sheridan County Book 20 at Page 189; thence S 76°24'33"W, 378.89 feet; thence S 1°32'18"W, 26.71 feet to a point located on the northerly line of a tract of land as described in Sheridan County Book 296 of Deeds at Page 511, lengthening or shortening the side lines of said access easement to terminate at property boundary lines.