

# WARRANTY DEED

AMERICAN WEST BUILDINGS, LLC, a Wyoming limited liability company, grantor, of Sheridan County, State of Wyoming, for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS TO COLLINS FAMILY LIMITED PARTNERSHIP, a Wyoming limited partnership, grantee, whose address is Box 486 Ranchester Wyo 82839, the following described real estate situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lots 21, 22, and 23 of the Five Mile Subdivision, a subdivision in Sheridan County, Wyoming, as recorded May 19, 1999 in Book F of Plats, Page 16.

Together with an access easement located within Lot 24 of the said Five Mile Subdivision, being more particularly described as follows:

Beginning at the southeast corner of said Lot 24, said point also being the southeast corner of Five Mile Subdivision, said point also being on the northwesterly right of way of U.S. Highway No. 14; thence along said northwesterly right of way S 57°10'13"W, 35.59 feet to the southeast corner of Lot 23 of Five Mile Subdivision, thence along the east line of said Lot 23 N 0°16'49"W, 111.43 feet to the northeast corner of said Lot 23; thence S 69°38'23"E, 32.06 feet to a point on the east line of said Lot 24; thence along said east line S 0°16'49"E, 80.98 feet to the point of beginning.

Said easement is conveyed with the right of ingress and egress for the purpose of access to the above-described Lots 21, 22, and 23. Said access easement is conveyed for the use and benefit of the said Lots 21, 22, and 23 and said easement runs with said Lots 21, 22 and 23.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

WITNESS our hands this 23<sup>rd</sup> day of March, 2005.

AMERICAN WEST BUILDINGS, LLC,  
a Wyoming limited liability company

By: Michael Flanagan  
Michael Flanagan, Manager

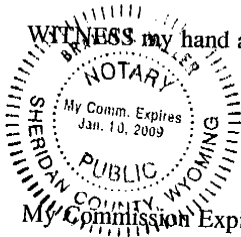
By: Mary Lee Flanagan  
Mary Lee Flanagan, Manager

503635 WARRANTY DEED  
BOOK 462 PAGE 0119  
RECORDED 03/29/2005 AT 09:50 AM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

STATE OF WYOMING )  
 : SS  
COUNTY OF SHERIDAN )

On this 23<sup>rd</sup> day of March, 2005, personally appeared before me,  
Brandi J. Miller, a Notary Public within and for the aforesaid  
County and State, **Michael Flanagan and Mary Lee Flanagan**, being known to me to be the  
said **Michael Flanagan and Mary Lee Flanagan**, and after being duly sworn upon oath, did  
acknowledge that they were the Managers of **AMERICAN WEST BUILDINGS, LLC**, a  
**Wyoming limited liability company**, that is described in the within instrument. They did  
further acknowledge that the within instrument was signed by them on behalf of said limited  
liability company, and that the same is the free act and deed of said limited liability company.

WITNESS my hand and official seal.



Brandi J. Miller  
Notary Public

My Commission Expires: Jan. 10, 2009