

WARRANTY DEED

PACIFIC POWER & LIGHT COMPANY, a Maine corporation; BARNEY BROS. LAND & LIVESTOCK, INC., a corporation; REO KIMBALL BARNEY and PAULA BARNEY, husband and wife; and GARY A. BARNEY and JUDITH S. BARNEY, husband and wife, Grantors, for and in consideration of Ten and more (\$10.00) Dollars, in hand paid, receipt whereof is hereby acknowledged, convey and warrant to THE TOWN OF RANCHESTER, a municipal corporation, whose address is Box 236, Ranchester, Wyoming, 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:

1. Tract One

A tract of land in the North Half of Section 20 and the South Half of Section 17, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located South 82° 15' 45" East, 2608.8 feet from the northwest corner of said Section 20;
thence North 2° 25' 11" East, 166.1 feet;
thence North 34° 33' 45" East, 240.8 feet;
thence North 79° 26' 27" East, 255.0 feet;
thence South 89° 37' 33" East, 255.1 feet;
thence North 84° 45' 06" East, 228.2 feet to a point on the westerly bank of the Tongue River;
thence along said westerly bank South 45° 11' 49" West, 106.6 feet;
thence South 9° 21' 36" West, 128.1 feet;
thence South 5° 26' 35" East, 124.3 feet;
thence South 14° 48' 24" East, 56.7 feet;
thence South 14° 14' 30" West, 135.6 feet;
thence leaving said westerly bank South 25° 25' 08" West, 110.4 feet;
thence South 82° 59' 34" West, 273.2 feet;
thence South 82° 47' 16" West, 252.1 feet;
thence North 53° 04' 02" West, 177.8 feet;
thence North 24° 09' 58" West, 152.5 feet to the point of beginning, said tract contains 10.35 acres, more or less.

2. Tract Two

An easement with the right to construct, operate, maintain, repair and remove sewer lines over the following described property situate in Sheridan County, Wyoming:

A 20 foot wide strip of land located in the North Half of Sections 19 and 20, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, lying 10 feet on each side of the centerline described as follows:

Beginning at a point located South 82° 15' 45" East, 2608.8 feet from the northwest corner of said Section 20;
 thence South 85° 21' 58" West, 392.8 feet;
 thence North 70° 22' 19" West, 298.7 feet;
 thence South 84° 41' 36" West, 396.4 feet;
 thence South 77° 50' 27" West, 399.9 feet;
 thence South 67° 22' 53" West, 398.4 feet;
 thence North 60° 39' 17" West, 348.8 feet;
 thence North 48° 23' 42" West, 397.9 feet;
 thence North 84° 50' 59" West, 401.1 feet;
 thence South 83° 05' 18" West, 398.3 feet;
 thence South 73° 18' 14" West, 501.8 feet;
 thence South 68° 35' 20" West, 370.4 feet to a point located on the easterly line of Campbell Street, Town of Ranchester, Wyoming.

3. Tract Three

An easement to construct, operate, maintain and repair a road for purposes of ingress and egress for the Town of Ranchester, its agents, employees, assigns and licensees to Tracts One and Two described above over the following described land situate in Sheridan County, Wyoming:

A 20 foot wide strip of land located in the South Half of Section 17, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, lying 10 feet on each side of the centerline being described as follows:

Beginning at a point located on the northerly line of the above described tract, said point being North 88° 57' 15" East, 3197.3 feet from the southwest corner of said Section 17;

thence North 12° 35' 05" West, 143.6 feet;
 thence North 21° 09' 56" West, 90.0 feet;
 thence North 11° 41' 31" West, 51.4 feet;
 thence North 28° 12' 00" West, 327.9 feet;
 thence North 75° 30' 11" West, 27.8 feet to a point on the southerly right of way line of the Burlington Northern Railroad, said point being North 77° 55' 51" East, 3007.1 feet from said southwest corner of Section 17.

Also, beginning at a point on the northerly right of way line of the Burlington Northern Railroad, said point being North 76° 01' 53" East, 3012.2 feet from the southwest corner of Section 17;

thence North 19° 38' 48" West, 186.1 feet to a point on the southerly right of way line of U.S. Highway 14, said point being North 72° 29' 27" East, 2999.5 feet from said southwest corner of Section 17.

SUBJECT TO a mortgage and deed of trust to Morgan Guaranty Trust Company of New York (formerly Guaranty Trust Company of New York) and R. E. Sparrow (successor to Oliver R. Brooks) dated July 1, 1947 and recorded in the office of the Sheridan County, Wyoming Clerk and all supplemental indentures thereto.

This conveyance is subject to all rights of way, easements and reservations of record; provided, however, Grantors warrant that such rights of way, easements, and reservations of record will not prohibit or significantly interfere with Grantee's use of the land conveyed for a sewerage facility, sewer line and access road.

Grantors reserve all mineral rights not previously conveyed; provided, however, Grantors will not conduct any mineral exploration or operations on the lands conveyed hereby which would interfere with Grantee's use of the property acquired for a sewerage facility, sewer line, and access road.

Grantors also reserve the right to convey the water rights associated with the lands conveyed hereby to another parcel of property and apply for a change of point of diversion, if necessary, all at Grantors' expense, and the Grantee will execute any documents required by the State Engineer's Office or the Board of Control to evidence Grantee's consent to the transfer.

DATED this 6th day of July, 1983.

PACIFIC POWER & LIGHT COMPANY,
a Maine corporation

By: [Signature]
Vice President

Attest: [Signature]
Assistant Secretary

BARNEY BROS. LAND & LIVESTOCK, INC.

By: [Signature]
President

Attest: [Signature]
Secretary

[Signature]
Reo Kimball Barney

[Signature]
Paula Barney

[Signature]
Gary A. Barney

[Signature]
Judith S. Barney

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STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 6 day of July, 1983, by M. Hammer, Vice President of PACIFIC POWER & LIGHT COMPANY, a Maine corporation, on behalf of the Corporation.

Margaret A. Duggan
Notary Public for Oregon
My Commission Expires: 5-14-85

STATE OF WYOMING)
) ss.
County of Fremont)

On this 10th day of July, 1983, before me personally appeared REO KIMBALL BARNEY, President, and GARY A. BARNEY, Secretary, known to me to be the President and Secretary of BARNEY BROS. LAND & LIVESTOCK, INC., a Wyoming corporation, and that they as such officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

WITNESS my hand and official seal

My commission expires: 1-10-87

Dolores Ypat
Notary Public

STATE OF WYOMING)
) ss.
County of Fremont)

The foregoing instrument was acknowledged before me this 12th day of July, 1983, by REO KIMBALL BARNEY and PAULA BARNEY, husband and wife.

WITNESS my hand and official seal.

My commission expires: 1-10-87

Dolores Ypat
Notary Public

STATE OF WYOMING)
) ss.
County of Fremont)

The foregoing instrument was acknowledged before me this 12th day of July, 1983, by GARY A. BARNEY and JUDITH S. BARNEY, husband and wife.

My commission expires: 1-10-87

Dolores Ypat
Notary Public