

RECORDED AUGUST 8, 2002 BK 436 PG 346 NO 415883 AUDREY KOLTISKA, COUNTY CLERK

WARRANTY DEED

**PENNIE A. VANCE**, Grantor, whose address is 1692 Highway 345, Ranchester, Wyoming 82839, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS **STEPHANIE ANNE BLEVINS** and **CLINTON ASHLEY KRUMM**, wife or husband, of Hardin, Montana, Grantee, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

LEGAL DESCRIPTION AS SET OUT IN ATTACHED EXHIBIT "A"

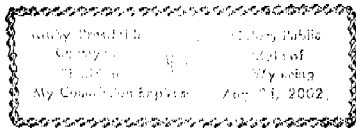
DATED this 31 day of July, 2002

*Pennie A. Vance*  
**PENNIE A. VANCE**, Grantor

STATE OF WYOMING       )  
                                       ) ss.  
 County of Sheridan       )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2002, by **Pennie A. Vance**, Grantor.

WITNESS my hand and official seal.



*Kathy Preskott*  
 Notary Public  
 My Commission expires: 8/24/02

EXHIBIT "A"

A tract of land located in the NE1/4NE1/4 of Section 23, T57N, R85W, Sheridan County, Wyoming, described as follows:

Beginning at a point located S27°41'W, 700 feet from the NE corner of said Section 23; thence S10°01'W, 407 feet to a point in the center of Tongue River; thence up Tongue River N68°14'W, 158 feet to a point; thence up Tongue River N77°35'W, 330 feet to a point; thence N13°03'E, 318.8 feet to a point; thence S85°10'E, 470 feet, more or less, to the point of beginning.

Excepting any and all right, title and interest of the State of Wyoming within the boundary of the Tongue River.

Together with all improvements situated thereon and rights and interests appertaining thereto, and all water and water rights and ditch and ditch rights.

Subject to all reservations, restrictions, easements and rights-of-way of record including, but not limited to, all right, title and interest of the State of Wyoming within the boundary of the Tongue River.

Together with all improvements thereon and all fixtures currently on the premises, unless otherwise excluded herein, and together with the following described Easement situate in Sheridan County, Wyoming; recorded as Instrument No. 8180 in Book 318 of Deeds, Page 426, in the Office of the Sheridan County Clerk and Recorder;

A tract of land situated in the E1/2SE1/4 of Section 14, T57N, R85W, and in the NE1/4NE1/4 of Section 23, T57N, R85W, the center line of which is described as follows:

Beginning at a point on the South R/W line of U.S. Highway 87, which is N1°01'15"W, a distance of 1350.28 feet from the Southeast corner of Section 14, T57N, R85W;

Thence S0°10'E, 421.14 feet to a point on the North R/W line of the Burlington-Northern Railroad;

Beginning at a point on the South R/W line of the Burlington-Northern Railroad, said point of beginning being S34°39'40"W, 55.28 feet to the South of a point in the center of the Burlington-Northern Railroad, which point is S22°22'30"W, 51.23 feet South of the above-described point on the North R/W line of the Burlington-Northern Railroad; S71°23'50"W, 114.29 feet; thence S62°07'50"W, 166.24 feet; thence S51°07'45"W, 135.95 feet; thence S44°18'40"W, 546.77 feet; thence S39°06'W, 92.11 feet; thence S34°24'35"W, 201.87 feet; thence S28°42'05"W, 92.21 feet; thence S17°17'25"W, 413.86 feet; thence S17°29'10"E, 62.24 feet; thence S61°50'45"E, 92.40 feet; thence S72°19'15"E, 260.79 feet;

To a point on the West line of the Davis Swan property, described as follows:

A tract of land located in the NE1/4NE1/4 of Section 23, T57N, R85W, Sheridan County, Wyoming, described as follows:

Beginning at a point located S27°41'W, 700 feet from the NE corner of said Section 23; thence S10°01'W, 407 feet to a point in the center of Tongue River; thence up Tongue River N68°14'W, 158 feet to a point; thence up Tongue River N77°35'W, 330 feet to a point; thence N13°03'E, 318.8 feet to a point; thence S85°10'E, 470 feet, more or less, to the point of beginning.

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EXHIBIT

"A"

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