

WARRANTY DEED

BARNEY BROS. LAND and LIVESTOCK, INC., a Wyoming Corporation, Grantor,
for and in consideration of Ten dollars in hand paid, receipt whereof
is hereby acknowledged, CONVEY AND WARRANT to STONEMILL CONSTRUCTION,
LLC, a Limited Liability Company, Grantees, the following described
real estate, situated in Sheridan County and the State of Wyoming,
hereby releasing and waiving all rights under and by virtue of the
homestead exemption laws of said state, to wit:

SEE ATTACHED EXHIBIT "A"

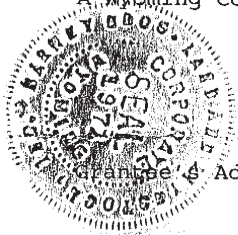
Together with all improvements situate thereon and including
any and all adjudicated water, water rights, ditch and ditch
rights, and other irrigation rights that belong thereunto
and all appurtenances thereunto appertaining or belonging.
Reserving, however, unto Grantor, their successors and
assigns, all existing minerals or mineral rights not
previously conveyed, retained or reserved. Further subject
to all existing rights-of-way, easements and restrictions
of record.

Dated this 8 day of April, 2004.

BARNEY BROS. LAND and LIVESTOCK, INC.
A Wyoming Corporation.

By: Brook Barney Pres.
President

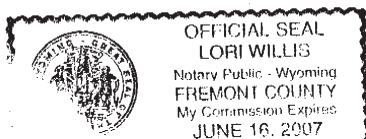
By: Gary A. Barney
Secretary



STATE OF WYOMING)
COUNTY OF FREMONT) ss.

On this 6th day of April, 2004, before me
personally appeared Gary A. Barney, Secretary, known personally to me
to be the secretary of Barney Bros. Land and Livestock, Inc., a
Wyoming corporation, and that he as such officer, being authorized to
do so, executed the foregoing instrument for the purposes therein
contained by signing the name of the corporation by himself as such
officer.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



Lori Willis
Notary Public

My commission expires: June 16, 2007

STATE OF WYOMING

COUNTY OF SHERIDAN

ss.

On this 8th day of April, 2004, before me personally appeared Reo K. Barney, President, known personally to me to be the President of Barney Bros. Land and Livestock, Inc., a Wyoming corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.


Notary PublicMy commission expires: 5-13-06

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 19, Township 57 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the north quarter of said Section 19 (Monumented with a 3 $\frac{1}{2}$ " Aluminum Cap Per PLS 2615); thence S89°57'35"E, 1318.06 feet along said north line of Section 19 to the POINT OF BEGINNING of said tract, said point being S00°05'48"W, 10.42 from a 1 $\frac{1}{2}$ " Aluminum Cap PER PLS 102; thence S89°57'35"E, 448.68 feet along said north line of Section 19 to a point, said point lying on the centerline of the Tongue River Ditch, and being N89°57'35"W, 843.20 feet from the northeast corner of said Section 19; thence S22°36'18"W, 77.02 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 65.00 feet, a central angle of 29°40'52", an arc length of 33.67 feet, a chord bearing of S37°26'44"W, and a chord length of 33.30 feet to a point; thence S52°17'11"W, 63.68 feet along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 65.00 feet, a central angle of 39°18'28", an arc length of 44.59 feet, a chord bearing of S32°37'57"W, and a chord length of 43.72 feet to a point; thence S12°58'43"W, 121.79 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 225.00 feet, a central angle of 25°14'30", an arc length of 99.12 feet, a chord bearing of S25°35'58"W, and a chord length of 98.32 feet to a point; thence S38°13'13"W, 97.35 feet along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 100.00 feet, a central angle of 20°08'01", an arc length of 35.14 feet, a chord bearing of S28°09'12"W, and a chord length of 34.96 feet to a point; thence, S18°05'12"W, 106.42 feet along said centerline to a point; thence, S11°14'29"W, 86.54 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 20.00 feet, a central angle of 70°21'53", an arc length of 24.56 feet, a chord bearing of S46°25'26"W, and a chord length of 23.05 feet to a point; thence S81°36'22"W, 140.50 feet along said centerline to a point; thence, through a curve to the right having a radius of 95.00 feet, a central angle of 35°17'52", an arc length of 58.53 feet, a chord bearing of N80°44'42"W, and a chord length of 57.60 feet to a point; thence N63°05'46"W, 118.37 feet to a point; thence, through a curve to the right having a radius of 120.00 feet, a central angle of 21°00'30", an arc length of 44.00 feet, a chord bearing of N52°35'31"W, and a chord length of 43.75 feet to a point; thence, through a reverse curve to the left having a radius of 120.00 feet, a central angle of 45°21'33", an arc length of 95.00 feet, a chord bearing of N64°46'02"W, and a chord length of 92.54 feet to a point; thence N87°26'49"W, 109.35 feet to a point; thence, through a curve to the left having a radius of 100.00 feet, a central angle of 26°31'31", an arc length of 46.29 feet, a chord bearing of S79°17'35"W, and a chord length of 45.88 feet to a point, said point lying on the centerline of said Tongue River Ditch; thence N00°31'53"W, 125.00 feet to a point lying on the southerly right-of-way line of Halbert Street, said point also being the northeast corner of a tract of land described in Book 389 of Deeds, Page 492; thence N89°28'07"E, 300.64 feet along said southerly right-of-way line to a point being in the southeast corner of the Original Town of Ranchester (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap Per PLS 102); thence N00°44'46"W, 186.15 feet along the easterly right-of-way line of Campbell Street to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap Per PLS 102); thence N88°56'07"E, 165.00 feet to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap Per PLS 102); thence S00°05'48"E, 268.54 feet to the POINT OF BEGINNING of said tract.

Said Tract contains 6.78 acres of land more or less
Basis of Bearings is Wyoming State Plane (East Central Zone).

Grantors hereby reserve a perpetual and permanent easement and right-of-way for the following purposes, namely, ingress, egress, and regress to other lands owned, occupied or enjoyed use of by Grantors. Said easement and right-of-way shall be used as a roadway and for utilities water, sewer, electricity, natural gas, and other like kind utilities from time to time as may be needed or acquired by Grantors.

Grantors may in the future, sell, subdivide or transfer adjacent lands, which they are retaining and the above described road right-of-way and utility easement shall be freely assignable and transferable to third parties and others as the case may be by Grantors.

To have and to hold said easement and right-of-way unto Grantor and unto Grantors successors and assigns forever.

Grantors acknowledge and agree that in the future Grantees may relocate said easement and right-of-way to conform with a subdivision of the real estate being conveyed.. Grantor at the time Grantee grants said easement and right-of-way in conformity with the road right-of-way and utility easement contained herein, to Grantors, Grantor shall abandon the road right-of-way and utility easement contained herein.

All said construction costs associated with construction of the new road, utility line extension and water line extension shall be borne by the Grantee.

Said Road right-of-way and utility easement retained by Grantors, shall be described as follows, to wit:

A utility and road easement sixty (60) feet wide, being thirty (30) feet each side of the following described centerline situated in the N1/2NE1/4 of Section 19, Township 57 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming said centerline being more particularly described as follows:

Commencing at the north quarter corner of said Section 19, (Monumented with a 3 1/4" Aluminum Cap Per PLS 2615); thence S67°47'16"E, 1214.04 feet to the POINT OF BEGINNING of said easement, said point lying on the south line of Halbert Street; thence S15°54'15"E, 16.49 feet along the centerline of an existing road to a point; thence, along said existing road centerline through a curve to the left, having radius of 100.00 feet, a central angle of 29°33'16", an arc length of 51.58 feet, a chord bearing of S30°40'53"E, and a chord length of 51.01 feet to a point; thence S45°27'32"E, 215.00 feet along said centerline to a point; thence, along said existing road centerline through a curve to the right having a radius of 200.00 feet, a central angle of 13°04'30", an arc length of 45.64 feet, a chord bearing of S38°55'17"E, and a chord length 45.54 feet to the POINT OF TERMINUS of said easement, said point lying on the centerline of the Tongue River Ditch and being S61°05'56"W, 1454.78 feet from the northeast corner of said Section 19.

Basis of Bearings is Wyoming State Plane (East Central Zone).

Grantors reserve a 30 feet easement along said existing ditch commonly referred to as the town ditch to convey water to adjacent property owned by Grantors to those lands being conveyed to Grantees.

In the event said town ditch is relocated by Grantees said cost shall be borne by Grantees and shall be constructed in a manner acceptable to Grantors to provide water over and through said ditch.

Grantor, upon relocation of said ditch shall abandon this easement upon granting of the new easement by Grantees.