

QUITCLAIM DEED

Dana A. Kerns and Alice F. Kerns, husband and wife, grantors, of Sheridan County, Wyoming, hereby convey, release and forever quitclaim unto Cool Enterprises, Inc., a Wyoming corporation, and its assigns, all right, title, property, claim and demand as they have or ought to have, in or to all the following described premises, to-wit:

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 31, Township 58 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the northerly boundary of that tract of land as described in Sheridan County Book 464 of Deeds at Page 231, said point being located S 89°48'04"E, 1341.86 feet and then N 0°21'36"E, 2032.65 feet and then S 89°42'22"W, 249.78 feet from the Center One-Quarter (C $\frac{1}{4}$) Corner of said Section 31; thence along said northerly boundary S 89°42'22"W, 410.22 feet; thence continuing along the boundary of said tract N 0°21'36"E, 308.35 feet to a point 40 feet southerly of an existing fence line; thence along a line offset 40.00 feet southerly from said fence line S 87°13'28"E, 412.46 feet; thence S 0°44'23"W, 286.29 feet to the point of beginning.

AND

A tract of land located within the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) and Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 31, Township 58 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at point on the westerly boundary of that tract of land as described in Sheridan County Book 464 of Deeds at Page 231, said point being located S 89°50'10"E, 1657.00 feet (S 88°50'10"E, 1,429.85 feet recorded) and then N 0°29'29"E, 1860.12 feet and then S 88°06'10"W, 149.00 feet from the West One-Quarter (W $\frac{1}{4}$) corner of said Section 31; thence along a fence line S 88°06'10"W, 521.68 feet to a point 40 feet from a fence line running northeasterly; thence along a (non-tangent) curve to the right having a radius of 926.85 feet, a central angle of 46°18'36", and arc length of 749.14 feet, with chord bearing and distance of N 37°00'32"E, 728.91 feet approximating a curve offset 40.00 feet southeasterly from said fence line; thence S

87°13'28"E, 86.79 feet along a line offset 40.00 feet southerly from a fence line to the north to a point on the westerly boundary of that tract as described in Book 464, Page 231; thence along said westerly boundary S 0°24'51"W, 560.61 feet to the point of beginning.

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

Grantors make this conveyance for and in consideration of good and valuable consideration, the receipt and sufficiency whereof is hereby confessed and acknowledged; they make this conveyance for themselves, their successors, heirs, and administrators. Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Grantee's address is Box 69 - Ranchester Wyo.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 14th day of June 2006.

Dana Kerns
Dana A. Kerns
Alice F. Kerns
Alice F. Kerns

STATE OF Wyoming)
) SS
COUNTY OF Sheridan)

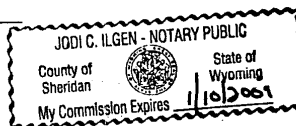
Dana A. Kerns acknowledged the foregoing instrument before me, this 14th day
of June 2006.

WITNESS my hand and official seal.

Jodi C. Ilgen
NOTARY PUBLIC

My Commission Expires: 1/10/2009

STATE OF Wyoming)
) SS
COUNTY OF Sheridan)



Alice F. Kerns acknowledged the foregoing instrument before me, this 14th day
of June 2006.

WITNESS my hand and official seal.

Jodi C. Ilgen
NOTARY PUBLIC

My Commission Expires: 1/10/2009

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