

RECORDED NOVEMBER 3, 1998 BK 399 PG 14 NO 300511 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

JOSEPH J. KLINKOSH, a single person, JOHN KEITH KLINKOSH, a single person and SHARON L. BUSS, a married woman dealing in her sole and separate property, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEEES, DANA A. KERNS and ALICE F. KERNS, husband and wife, as tenants by the entirety, whose address is P.O. Box 490, Ranchester, WY, 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:

Township 58 North, Range 86 West, 6th P.M.

Section 30: Lots 3 and 4

Section 31: W1/2NE1/4, E1/2NW1/4, Lots 1 and 2

Township 58 North, Range 87 West, 6th P.M.

Section 25: E1/2SE1/4, South 100 foot of the E1/2NE1/4

Containing 400 acres, more or less.

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

TOGETHER WITH all improvements and all attached gates, cattle guards, water tanks, water, water rights, water wells, water permits, ditches, ditch rights, reservoirs on the property, and all and singular the privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

WITNESS our hands this 2nd day of Nov, 1998.


Joseph J. Klinkosh


John Keith Klinkosh


Sharon L. Buss

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Joseph J. Klinkosh, this 2nd day of Nov, 1998.

Witness my hand and official seal.



Donna Richards
Notary Public

My Commission Expires 5-28-2001

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by John Keith Klinkosh, this 27th day of October, 1998.

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires Oct 9, 2000

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Sharon L. Buss, this 2nd day of Nov, 1998.

Witness my hand and official seal.



Donna Richards
Notary Public

My Commission Expires 5-28-2001

QUITCLAIM DEED

Cool Enterprises Inc., a Wyoming corporation, grantor, of Sheridan County, Wyoming, hereby conveys, releases and forever quitclaims unto Dana A. Kerns and Alice F. Kerns, husband and wife, as tenants by the entireties with full rights of survivorship, their heirs and assigns, all right, title, property, claim and demand as it has 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 easterly 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, 1847.65 feet from the Center One-Quarter (C $\frac{1}{4}$) Corner of said Section 31; thence along said easterly boundary N 0°21'36"E, 185.00 feet; thence continuing along the northerly boundary of that tract as described in Book 464, Page 231 S 89°42'22"W, 249.78 feet; thence leaving said boundary S 53°32'12"E, 309.13 feet to the point of beginning, said tract being a portion of that tract as described in Book 464, Page 231.

AND

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ 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 a point in an existing fence line, said point being on the easterly boundary of a tract of land as described in Sheridan County Book 464 of Deeds at Page 231, said point also 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, 660.00 feet and then N 0°21'36"E, 348.38 feet from the Center One-Quarter (C $\frac{1}{4}$) Corner of said Section 31; thence along said fence line N 87°13'28"W, 1765.37 feet 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, 40.03 feet to a point 40 feet southwesterly of said existing fence line; thence along a line offset 40.00 feet southwesterly from said fence line S 87°13'28"E, 1765.41 feet to a point on the easterly boundary of that tract as

DEED

described in Book 464, Page 231; thence along said easterly boundary N 0°21'36"E, 40.04 feet to the point of beginning, said tract being a portion of that tract as described in Book 464, Page 231.

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

Grantor makes this conveyance for and in consideration of good and valuable consideration, the receipt and sufficiency whereof is hereby confessed and acknowledged; it makes this conveyance for itself and its successors.

Grantees' address is Box 490 Ranchester WY

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 14th day of June 2006.

Cool Enterprises Inc.

By: Keith R Cooley VP
Keith R. Cooley, President
JRC

(SEAL)

Attest:

Officer: N/A



STATE OF Wyoming)
COUNTY OF Sheridan) :SS

On this 14th day of June 2006, Keith R. Cooley personally appeared before me, Keith R Cooley, a Notary Public within and for the aforesaid County and State, he being known to me to be the said Keith R. Cooley. After being duly sworn upon oath, he did acknowledge that he was the President of Cool Enterprises, Inc., a Wyoming corporation; that he executed the within and foregoing instrument; that the seal affixed thereto is the corporate seal of Cool Enterprises, Inc., a Wyoming corporation, or that it has no seal; that the same was signed on behalf of said corporation by the authority of the board of directors, or trustees thereof; and that the same is the free act and deed of said corporation.

WITNESS my hand and official seal.

Jodi G. Ugen
NOTARY PUBLIC

My Commission Expires: 11/10/2009

DEED