

WARRANTY DEED

ROBERT I. DIEFENDERFER, JR. and MAXINE M.

DIEFENDERFER, husband and wife, Grantors, of Sheridan County, and State of Wyoming, for and in consideration of love and affection, CONVEY AND WARRANT TO JON TYLER DIEFENDERFER, a single person, Grantee, whose address is 204 Upper Cat Creek Road, Sheridan, Wyoming 82801, 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:

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 55 North, Range 84 West, Sheridan County, State of Wyoming; more particularly described as follows:

Beginning at a point which bears S 7°40'55" W a distance of 236.53 feet from the North $\frac{1}{4}$ corner of Section 35, T.55N., R.84W.; said point of beginning being a right-of-way marker on the northerly line of Highway 87, stamped "Sta. 144+35.3 P.T."; thence following said highway right-of-way line along a curve to the left with Delta of 1°42', Radius of 5804.58 feet, arc length of 172.28 feet and a chord bearing N 48°21'10" W and a chord length of 172.27 feet; thence leaving said highway right-of-way line, N 38°04'30" E a distance of 57.82 feet; thence N 67°29' E a distance of 103.6 feet; thence N 86°29' E a distance of 133.98 feet; thence S 87°16' E a distance of 255.83 feet; thence S 72°11' E a distance of 159.95 feet; thence S 55°59' E a distance of 71.02 feet; thence S 57°08'40" W a distance of 502.63 feet to a point on the northerly line of Highway 87; thence along said right-of-way line N 47°30'10" W a distance of 245.23 feet to the point of beginning. Said tract of land contains 3.544 acres.

Together with an easement described as follows:

Beginning at a point which bears S 51°10' W a distance of 274.9 feet from the North $\frac{1}{4}$ corner of Section 35, T.55N., R.84W., said point of beginning is on the centerline of Highway 87; thence ten feet on each side of a centerline described as

Maxine M. Dieffenberfer
 MAXINE M. DIEFFENBERFER

Robert I. Dieffenberfer, Jr.
 ROBERT I. DIEFFENBERFER, JR.

WITNESS our hands this 30 day of January, 1986.

EXCEPTING AND RESERVING unto the Grantors all oil, gas, coal and other minerals in or underlying said lands, together with the right to enter upon said lands for the purpose of exploring for, drilling, mining or removing such minerals, and together with so much of the surface as may be necessary and incidental thereto, but the owner of the surface shall be reasonably compensated for any damage thereto.

Beginning at a point which bears S 53°33'20" W a distance of 195.81 feet from the North ¼ corner of Section 35, T.55N., R.84W.; thence 10 feet on each side of a centerline described as follows; N 68°47' E a distance of 45.17 feet; thence N 83°08'20" E a distance of 51.23 feet; thence S 83°19'55" E a distance of 67.08 feet; thence S 71°56'25" E a distance of 58.42 feet; thence S 66°21'55" E a distance of 68.77 feet; thence S 54°23'50" E a distance of 244.93 feet.

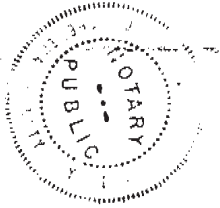
Reserving unto Grantors a 20 foot wide easement described as follows:

Follows: N 38°04'30" E a distance of 134.9 feet; thence N 67°29' E a distance of 107.9 feet; thence N 86°29' E a distance of 136.2 feet; thence S 87°16' E a distance of 257.7 feet; thence S 72°11' E a distance of 162.7 feet; thence S 55°59' E a distance of 76.7 feet.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before
me this 30th day of January, 1986 by ROBERT I. DIEFENDERFER,
JR. and MAXINE M. DIEFENDERFER, husband and wife, Grantors.

WITNESS my hand and official seal.



Jane S. Kukul
Notary Public

My Commission expires: August 15, 1988