

WARRANTY DEED

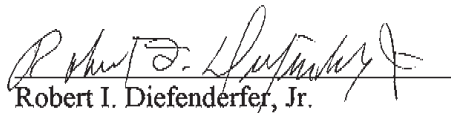
Robert I. Diefenderfer, Jr., Trustee of The Revocable Living Trust of Maxine M. Diefenderfer, dated 3 December, 1987, GRANTOR(S), of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), Robert I. Diefenderfer, Jr., Trustee of The Robert I. Diefenderfer, Jr. Revocable Living Trust, dated 3 December, 1987, whose address is 18 Circle 8 Drive, Sheridan, WY 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:

See attached Exhibit "A"

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

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 26th day of February, 2001.



Robert I. Diefenderfer, Jr.

State of Wyoming)
)ss
County of Sheridan)

On this 26th day of February, 2001, before me personally appeared Robert I. Diefenderfer, Jr., to me personally known, who, being by me duly sworn, did say that he is the Trustee of The Revocable Living Trust of Maxine M. Diefenderfer, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.




Notary Public

My Commission Expires April 26, 2003.

EXHIBIT "A"

All that part of the NE/4NW/4 and W/2NE/4 of Section 35 lying north of the northeasterly right-of-way line of U. S. Highway No. 87; situated in Township 55 North, Range 84 West of the 6th P.M., in Sheridan County, Wyoming.

EXCEPT a tract situate in the NW/4NE/4 of Section 35, Township 55 North, Range 84 West, 6th P.M., more particularly described as follows:

Beginning at a point which is S89°51'E from the north one quarter corner of said Section 35 a distance of 557.5 feet; thence S89°42'15"E, a distance of 826.1 feet; thence S1°46'45"W, a distance of 512.7 feet; thence N63°22'45"W, a distance of 640.2 feet; thence N46°00'W, a distance of 331.0 feet to the point of beginning, containing 5.587 acres, more or less.

TOGETHER with an easement for access to and from the above described property twenty (20) feet in width located generally in the NE/4NW/4 and NW/4NE/4 of Section 35, Township 55 North, Range 84 West, and more particularly described as follows:

Commencing at a point S51°10'W, a distance of 274.9 feet from the north one quarter corner of Section 35, Township 55 North, Range 84 West, which point of beginning is on the center line of U. S. Highway 87, thence ten (10) feet on each side of a center line described as follows: thence N38°04'30"E, a distance of 134.9 feet; thence N67°29'E a distance of 107.9 feet; thence N86°29'E a distance of 136.2 feet; thence S87°16'E a distance of 257.7 feet; thence S72°11'E a distance of 162.7 feet; thence S55°59'E a distance of 156.9 feet; thence S62°51'E a distance of 163.6 feet; thence S63°22'45"E a distance of 643.3 feet to the east line of the NW/4NE/4 of said Section 35.

ALSO EXCEPTING THE FOLLOWING DESCRIBED LAND:

A tract of land situated in the NE/4NW/4 and in the NW/4NE/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 S7°40'55"W a distance of 236.53 feet from the north 1/4 corner of Section 35, Township 55 North, Range 84 West; 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 5,804.58 feet, arc length of 172.28 feet and a chord bearing N48°21'10"W and a chord length of 172.27 feet; thence leaving said highway right-of-way line, N38°04'30"E a distance of 57.82 feet; thence N67°29'E a distance of 103.6 feet; thence N86°29'E a distance of 133.98 feet; thence S87°16'E a distance of 255.83 feet; thence S72°11'E a distance of 159.95 feet; thence S55°59'E a distance of 71.02 feet; thence S57°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 N47°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 S51°10'W a distance of 274.9 feet from the north 1/4 corner of Section 35, Township 55 North, Range 84 West, said point of beginning is on the centerline of Highway 87; thence ten feet on each side of a centerline described as follows: N38°04'30"E a distance of 134.9 feet; thence N67°29'E a distance of 107.9 feet; thence N86°29'E a distance of 136.2 feet; thence S87°16'E a distance of 257.7 feet; thence S72°11'E a distance of 162.7 feet; thence S55°59'E a distance of 76.7 feet.

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

Beginning at a point which bears S53°33'20"W a distance of 195.81 feet from the north 1/4 corner of Section 35, Township 55 North, Range 84 West; thence 10 feet on each side of a centerline described as follows: N68°47'E a distance of 45.17 feet; thence N83°08'20"E a distance of 51.23 feet; thence S83°19'55"E a distance of 67.08 feet; thence S71°56'25"E a distance of 58.42 feet; thence S66°21'55"E a distance of 68.77 feet; thence S54°23'50"E a distance of 244.93 feet.