

WARRANTY DEED

Powder Horn Ranch - 2, L. L. C., a Wyoming limited liability company in good standing, acting herein by and through its undersigned Manager, Homer A. Scott, Jr., which hereinafter is referred to in places as the GRANTOR, for and in consideration of Ten (\$10.00) and more Dollars, in-hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **Todd Jamison Ballantyne, Trustee of the TJ Ballantyne Living Trust** Dated April 12, 2010, and any amendments thereto, whose address is PO Box 807, Big Horn, Wyoming 82833, 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:

Lot 7 of THE GROVE at the POWDER HORN. A subdivision in Sheridan County, Wyoming filed in Drawer G, Number 21 in the Office of the Sheridan County Clerk.

Also, a tract of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 54 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Northwestern corner of Lot 7 of the Grove at the Powder Horn Subdivision; thence N46°05'13"W, 29.56 feet to the center of Little Goose Creek; thence along the center of said Little Goose Creek, S49°28'21"W, 131.78 feet; thence continuing along center of Little Goose Creek, S18°32'45"W, 138.15 feet; thence continuing along center of Little Goose Creek, S00°34'02"E, 57.42 feet to the Northwestern corner of the tract described in Book 528 on Page 515 of the records of Sheridan County, Wyoming; thence leaving the center of Little Goose Creek and along the Northerly boundary of said tract, S89°14'18"E, 35.90 feet to the Southwesterly corner of the tract described in Book 523 on Page 14 of the records of Sheridan County, Wyoming; thence along the Westerly boundary of said tract through a non-tangent curve to the right having a radius of 200 feet, a length of 159.78 feet, a delta angle of 45°46'30", a chord bearing N17°21'32"E a distance of 155.57 feet to the Northwestern corner of said tract; thence along the Northerly boundary of said tract, S43°56'55"E, 7.88 feet to the Westerly corner common to Lots 7 and 8 of The Grove at the Powder Horn; thence along the Westerly boundary of said Lot 7, N34°43'15"E, 135.29 feet to the Point of Beginning. Said tract contains 13,055 square feet, more or less.

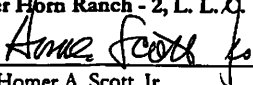
Together with all improvements situate thereon or thereunto belonging, all in their present condition, and all of Grantor's interest in any and all gravel, fill dirt and topsoil, presently owned by Grantor and contained in or underlying the above-described land.

Together with all of Grantor's water and water rights, ditches and ditch rights on, or appurtenant to, the above-described real property. Subject to exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way 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 all building, zoning, subdivision laws or other laws or regulations of any private or governmental entity.

Together with all of Grantor's interest in all fossilized remains of animals, coal, oil, gas, uranium, fissionable materials and other minerals of every kind and character presently owned by Grantor and contained in or underlying the above-described lands, together with the right to enter on and use the above-described lands for the purpose of exploring, drilling and producing the above-described minerals; provided, however, the surface owner shall be reasonably compensated for all damage done to the surface estate and improvements situate thereon.

WITNESS my hand this 7th day of September 2012.

Powder Horn Ranch - 2, L. L. C.


By: Homer A. Scott, Jr.
Its: Manager

STATE OF WYOMING
County of Sheridan

} SS

This instrument was acknowledged before me by Homer A. Scott, Jr. as Manager of Powder Horn Ranch - 2, L. L. C., a Wyoming limited liability company, on the 7th day of September, 2012.

WITNESS my hand and official seal.

My commission expires

5-13-14


Title: Notary Public



WARRANTY DEED

Cottage Builder, LLC, a Wyoming limited liability company, GRANTOR, 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, does hereby CONVEY and WARRANT to the GRANTEE, **Todd Jamison Ballantyne, Trustee of the TJ Ballantyne Living Trust, Dated April 12, 2010 and any amendments thereto**, whose address is PO Box 803, Big Horn, WY 82833, 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:

Lot 8 of THE GROVE at the **POWDER HORN**. A subdivision in Sheridan County, Wyoming filed in Drawer G, Number 21 in the Office of the Sheridan County Clerk.

> 510-115

ALSO

A tract of land located in the SE1/4NW1/4 of Section 4, Township 54 North, Range 84 West, of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Northwestern corner of Lot 8 of The Grove at the Powder Horn, thence N43°56'55"W, 7.88 feet; thence along a non-tangent curve to the left with a radius of 200 feet, a length of 159.78 feet, a delta angle of 45°46'30", a chord bearing and distance of S17°21'32"W, 155.57 feet; thence leaving said non-tangent curve S89°14'20"E, 16.04 feet to the Westerly boundary of said Lot 8; thence along said Westerly boundary of Lot 8 N14°04'08"E, 147.45 feet to the said point of beginning. All corners are monumented with 2" aluminum caps and rebar per WY PELS 3864.

> 522-745

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 27 day of January, 2011.

COTTAGE BUILDER, LLC

By: Home Scott Jr
Manager

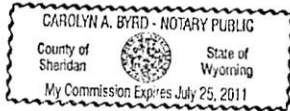


2011-685814 1/27/2011 4:06 PM PAGE: 2 OF 2
BOOK: 523 PAGE: 15 FEES: \$11.00 MD WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY WY CLERK

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by
HOMER SCOTT JR., Manager of Cottage Builder, LLC, this 27th day
of January, 2011.

Witness my hand and official seal.



Carolyn A. Byrd
Notary Public

My Commission Expires: 7-25-2011

NO. 2011-685814 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SCT1A

AFFIDAVIT OF SCRIVENER'S ERROR

State of Wyoming)
)ss
County of Sheridan)

2011-687006 3/21/2011 3:15 PM PAGE: 1 OF 1
BOOK: 524 PAGE: 57 FEES: \$8.00 MD AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

COMES NOW, H.J. Amieri, who being duly sworn upon his oath does state as follows:

1. I am a Wyoming licensed attorney and have been so since 1973.
2. I am the President of Sheridan County Title Insurance Agency and have been so employed continuously since 1976.
3. In the course of examining title to real property, I have become conversant with the records in the Office of the Sheridan County Clerk in Sheridan County, Wyoming.
4. That Warranty Deed recorded January 27, 2011 in Book 523 of Deeds, Page 14 contains a typographical error.
5. The correct address is PO Box 807
6. All other matters shown thereon are correct.
7. The land referred to is:

Lot 8 of THE GROVE at the POWDER HORN. A subdivision in Sheridan County, Wyoming filed in Drawer G, Number 21 in the Office of the Sheridan County Clerk.

ALSO

A tract of land located in the SE1/4NW1/4 of Section 4, Township 54 North, Range 84 West, of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Northwestern corner of Lot 8 of The Grove at the Powder Horn, thence N43°56'55"W, 7.88 feet; thence along a non-tangent curve to the left with a radius of 200 feet, a length of 159.78 feet, a delta angle of 45°46'30", a chord bearing and distance of S17°21'32"W, 155.57 feet; thence leaving said non-tangent curve S89°14'20"E, 16.04 feet to the Westerly boundary of said Lot 8; thence along said Westerly boundary of Lot 8 N14°04'08"E, 147.45 feet to the said point of beginning. All corners are monumented with 2" aluminum caps and rebar per WY PELS 3864.

Further this affiant sayeth not.

H.J. Amieri

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by H.J. Amieri, this 21st day of March, 2011.

Witness my hand and official seal.



My Commission Expires 1-3-2015

Alisha Bertola
Notary Public



2011-691449 10/20/2011 10:32 AM PAGE: 1 OF 1
BOOK: 528 PAGE: 515 FEES: \$8.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Powder Horn Ranch - 2, L. L. C., a Wyoming limited liability company in good standing, acting herein by and through its undersigned Manager, Homer A. Scott, Jr., which hereinafter is referred to in places as the GRANTOR, for and in consideration of Ten (\$10.00) and more Dollars, in-hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **Todd Jamison Ballantyne, Trustee of the TJ Ballantyne Living Trust Dated April 12, 2010, and any amendments thereto**, whose address is PO Box 807, Big Horn, Wyoming 82833, 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:

Lot 9 of THE GROVE at the POWDER HORN. A subdivision in Sheridan County, Wyoming filed in Drawer G, Number 21 in the Office of the Sheridan County Clerk.

Also, a tract of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 54 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the northwesterly corner of Lot 9 of The Grove at the Powder Horn subdivision; thence N89°14'20"W, 51.94 feet to the center of Little Goose Creek; thence along the center of said Little Goose Creek, S4°06'22"W , 104.85 feet; thence leaving said center of Little Goose Creek, S73°25'38"E, 44.97 feet to the southwesterly corner of said Lot 9; thence along the westerly line of said Lot 9, N16°48'37"E, 118.91 feet to the point of beginning. Said tract contains 5,323 square feet, more or less.

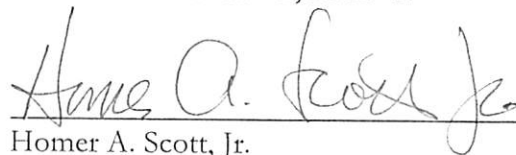
Together with all improvements situate thereon or thereunto belonging, all in their present condition, and all of Grantor's interest in any and all gravel, fill dirt and topsoil, presently owned by Grantor and contained in or underlying the above-described land.

Together with all of Grantor's water and water rights, ditches and ditch rights on, or appurtenant to, the above-described real property. Subject to exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way 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 all building, zoning, subdivision laws or other laws or regulations of any private or governmental entity.

Together with all of Grantor's interest in all fossilized remains of animals, coal, oil, gas, uranium, fissionable materials and other minerals of every kind and character presently owned by Grantor and contained in or underlying the above-described lands, together with the right to enter on and use the above-described lands for the purpose of exploring, drilling and producing the above-described minerals; provided, however, the surface owner shall be reasonably compensated for all damage done to the surface estate and improvements situate thereon.

WITNESS my hand this 18th day of October 2011.

Powder Horn Ranch - 2, L. L. C.



By: Homer A. Scott, Jr.

Its: Manager

STATE OF WYOMING
County of Sheridan


} SS

This instrument was acknowledged before me by Homer A. Scott, Jr. as Manager of Powder Horn Ranch - 2, L. L. C., a Wyoming limited liability company, on the 18th day of October 2011.

WITNESS my hand and official seal.

My commission expires

5-13-14


Signature of Notarial Officer
Title: Notary Public



NO. 2011-691449 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY