

RECORDED SEPTEMBER 17, 1986 BK 305 PG 387 NO. 967272 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

WILLIAM B. ROSS and LUCINA M. ROSS, husband and wife, Grantors, of Sheridan County, and State of Wyoming, for and in consideration of Ten and More Dollars in hand paid, receipt whereof is hereby acknowledged, convey and warrant to FOUNDATION FOR THE PRESERVATION OF AMERICAN INDIAN ART AND CULTURE, INC., a corporation, Grantee, whose address is

4512 NORTH SHERIDAN ROAD, CHICAGO, ILLINOIS 60640, 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:

A tract of land situated in the S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, and the NW $\frac{1}{4}$ of Section 17, Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the southwest corner of a tract of land described in Book 286 of Deeds, Page 463 and the east right of way line of State Secondary Highway No. 335, said point being on the south line of said Section 8 N89°28'48"E, 33.00 feet from the southwest corner of said Section 8; thence N89°28'48"E, 771.72 feet to a point, said point being the southeast corner of said tract; thence N0°26'39"W, 537.79 feet along the east line of said tract to the northeast corner of said tract, said point also being on the south line of a tract of land described in Book 179 of Deeds, Page 357; thence S88°54'49"E, 82.37 feet along said south line to the southeast corner of said tract; thence S88°28'57"E, 546.52 feet to a point; thence S0°00'12"E, 516.07 feet to a point on the south line of said Section 8; thence N89°28'48"E, 562.75 feet along said south line to a point, said point being the northwest corner of the Meadowbrook Subdivision; thence S0°20'11"E, 1357.84 feet to the southwest corner of said Meadowbrook Subdivision; thence N89°43'35"W, 1956.43 feet along the south line of a tract of land described in Book 287 of Deeds, Page 161, to a point, said point being on the East right of way line of said State Secondary Highway No. 335; thence N0°27'10"W, 1330.73 feet along said east right of way line to the point of beginning.

Basis of bearings is Wyoming State Plane: East Central Zone.

Together with all improvements thereon and all fixtures of a permanent nature currently on the premises, in their present condition, ordinary wear and tear excepted, and together with all water rights adjudicated to the land being purchased and all ditch rights appurtenant to that land.

Excepting and reserving to Grantors an undivided forty percent (40%) of all coal, oil, gas and other minerals, including gravel, presently owned by the Grantors in the above-described land together with the right of ingress and egress for the purpose of exploration, development and production of said minerals.

Subject to easements for utilities, building and zoning regulations, city, state and county subdivision laws, reservations, restrictions and easements of record and any unrecorded easements.

The property is also conveyed subject to the Lindeman and Gray leases which are described in the Offer, Acceptance & Receipt entered into between the Grantors and the Grantee.

WARRANTY DEED CONTINUED
 WILLIAM B. ROSS AND LUCINA M. ROSS, GRANTORS
 FOUNDATION FOR THE PRESERVATION OF AMERICAN INDIAN ART AND
 CULTURE, INC., GRANTEE

Grantee by acceptance of this Warranty Deed covenants and agrees that the property, if used by the Grantee, shall be used only as a library/museum and related residential support facilities and that the balance of the land shall continue to be used for agricultural purposes. If Grantee resells the property and does not use the property as library/museum, then the Grantee covenants for itself, its successors and assigns that the property shall not be used for industrial or commercial purposes and that the property shall never be divided into more than five parcels for residential use. This covenant shall run with the land and shall be for the benefit of and inure to the benefit of the Grantors and the property owned by the Grantors which adjoins the property conveyed by this Warranty Deed.

DATED this 17th day of September, 1986.

William B. Ross
 WILLIAM B. ROSS

Lucina M. Ross
 LUCINA M. ROSS

STATE OF WYOMING }
 COUNTY OF SHERIDAN } SS.

The foregoing instrument was acknowledged before me this 17th day of September, 1986, by William B. Ross and Lucina M. Ross, husband and wife.

WITNESS my hand and official seal.

My commission expires



John W. Black
 Notary Public