

RECORDED NOVEMBER 12, 1996 BK 383 PG 62 NO 241774 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

MARTHA L. HARMON, a single person, 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, do hereby CONVEY and WARRANT to the GRANTEE, ROLF T. DISTAD, a married man as his sole and separate property, whose address is 21 Foothill Drive, 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:

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.

Including an undivided interest in that access road described in that Warranty Deed recorded February 2, 1982 in Book 263 of Deeds, Page 408.

WITNESS my hand this 12 day of November, 1996.

Martha L. Harmon
Martha L. Harmon

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Martha L. Harmon this 12 day of November, 1996.

Witness my hand and official seal.

My Commission Expires:

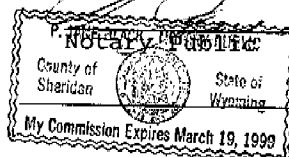


EXHIBIT "A"

A tract of land situated in the SE¼ of Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the south quarter corner of said Section 10, thence N66°56'50"E, 1354.06 feet to southeast corner of the Crystal Creek Subdivision to Sheridan County; thence N88°29'46"E, 246.90 feet along the south line of a tract of land described in Book 263 of Deeds, Page 408, to the southeast corner of said tract described in Book 263 of Deeds, Page 408; thence N01°16'58"W, 354.65 feet along the east line of said tract described in Book 263 of Deeds, Page 408, to the POINT OF BEGINNING of the herein described tract; thence N01°16'58"W, 317.26 feet along said east line described in Book 263 of Deeds, Page 408, to a point, said point being the northeast corner of said tract; thence N26°17'18"W, 575.65 feet along the northeasterly line of said tract described in Book 268 of Deeds, Page 408 to a point, said point lying on the west line of the Home Ranch Subdivision to Sheridan County; thence S00°32'46"E, 308.75 feet along said east line of the Home Ranch Subdivision to a point, said point being the southeast corner of said Home Ranch Subdivision; thence S01°21'26"E, 344.02 feet along the east line of a tract of land described in Book 274 of Deeds, Page 22 to a point, said point being the northwest corner of said Crystal Creek Subdivision; thence S01°16'18"E, 107.16 feet along the east line of said Crystal Creek Subdivision to a point; thence N88°29'46"E, 246.89 feet to the POINT OF BEGINNING of said tract.

Said tract contains 3.29 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

RE: 20' Access and Utility Easement

An access and utility easement being twenty (20) feet wide, ten (10) feet each side of the following described centerline situated in the SWSE¼ of Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 10, thence N66°56'50"E, 1354.06 feet to southeast corner of the Crystal Creek Subdivision to Sheridan County; thence N88°29'46"E, 189.34 feet along the south line of a tract of land described in Book 263 of Deeds, Page 408, to the POINT OF BEGINNING of the herein described centerline, said point being S88°29'46"W, 57.56 feet from the southeast corner of said tract of described in Book 263 of Deeds, Page 408; thence N36°00'33"E, 71.06 feet along said centerline to a point; thence N11°01'33"W, 112.93 feet along said centerline to a point; thence N10°04'19"E, 118.42 feet along said centerline to a point; thence N08°34'37"W, 71.44 feet along said centerline to the POINT OF TERMINUS of said centerline, said point being S88°29'46"W, 19.30 feet from the southeast corner of tract 2.