

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **W.K. Love**, Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby conveys and quitclaims to **Phoenix Limited Partnership**, Grantee, whose address is P.O. Box 5086, Sheridan, Wyoming 82801, the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

Township 55 North, Range 84 West, 6th P. M., Sheridan County, Wyoming

Section 1: Commencing at the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1; thence West on the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 208.7 feet to a point; thence N. 1°28'E. 516 feet to a point which is the Southwest corner of the Burnworth Tract; thence East 208.7 feet to a point which is the Southeast corner of the Burnworth Tract; thence N. 1°28'E. 384 feet to a point on the South line of U.S. Highway No. 14, which is the Northeast corner of the Burnworth Tract; thence S.63°49'E. 368.5 feet to a point on the South line of said Highway; thence S.61°20'E.108.2 feet to a point which is the original Pegump Tract Northeast corner; thence S.5°45'W.688.7 feet to a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section, which point is the Southeast corner of the original Pegump Tract; thence West 380 feet to the point of beginning.

EXCEPTING a tract of land out of said Tract described as follows: beginning at a point which is 172 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence N.5°45'E.315 feet to a point; thence East 208 feet to a point; thence S.5°45'W.315 feet to a point; and thence West 208 feet to the point of beginning.

EXCEPTING therefrom the following described property, to-wit:

A tract of land situate in the S $\frac{1}{2}$ NW $\frac{1}{4}$, Section 1, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 1; thence North 1°29'East 512.3 feet to the point of beginning; thence North 1°28'East 384 feet; thence South 63°49'East 368.5 feet; thence South 61°20'East 108.2 feet; thence South 5°45'West 373.7 feet; thence North 63°02'West 446.5 feet to the point of beginning;

Subject to an easement for road purposes across said lands being 40 foot in width and the center line of which is described as follows: Beginning at a point which is West 122.4 feet from the Southeast corner of the above tract; thence North 4°38'East 193.1 feet; thence North 12°01'East 235 feet to a point on the south right of way line of U.S. Highway 14;

TOGETHER WITH all improvements situate thereon and all appurtenances belonging thereto;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

This Deed is an absolute conveyance of any interest the Grantor may have or hereafter acquire in the subject property.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

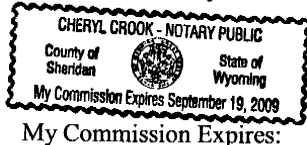
WITNESS MY HAND this 12 day of January, 2007.

W.K. Love
W.K. Love

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by **W.K. Love**, who acknowledged said instrument to be the free act and deed of said corporation, this 12th day of January, 2007.

Witness my hand and official seal.



Cheryl Crook
Notary Public

My Commission Expires: 9-19-09