

RECORDED AUGUST 15, 1977 BK 223 PG 469 NO 715976 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

THIS INDENTURE, made the 2nd day of August, 1977,
by and between the BURNS RANCHES, INC., a corporation organized
and existing under and by virtue of the laws of the State of Wyoming, and having its
principal place of business in the County of Sheridan, the GRANTOR, and
A C RANCH, INC., a Wyoming Corporation with principal offices
in the City of Sheridan, of the County of Sheridan, State of
Wyoming, the GRANTEE, WITNESSETH:

That the grantor, for and in consideration of the sum of One Hundred Dollars and other
valuable consideration ~~XXXXXXXXXXXX~~ in hand paid, the receipt whereof is hereby acknowl-
edged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said grantee, all
that certain tract, lot, piece, and parcel of land situated in the County of Sheridan,
State of Wyoming, and described as follows, to-wit:

All lands which are described in Exhibit "A",
which is attached to this Warranty Deed and
by reference thereto made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these
presents to be signed by its duly authorized officer, the day and year first above written.

(SEAL)

Attest:

SEAL

BURNS RANCHES, INC.

By

President

THE STATE OF WYOMING,

County of Sheridan ss.On this 2nd day of August, 1977, before me personally appearedW. Sherman Burnsto me personally known, who, being by me duly sworn, did say that he is the President of
BURNS RANCHES, INC.

And that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and
sealed on behalf of said corporation by authority of its Board of Directors and said W. Sherman Burns

I acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 24th day of March, A. D. 1978Given under my hand and notarial seal this 2nd day of August, A. D. 1977

Notary Public.

EXHIBIT "A"

The following is a description of the Parcels of land being conveyed by BURNS RANCHES, INC., a Wyoming Corporation, to A C RANCH, INC., a Wyoming Corporation, to-wit:

Parcel 1:

Township 56 North, Range 84 West, 6th P.M.
Sheridan County, Wyoming

Section 25: The West 405 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{4}$ SE $\frac{1}{4}$; a Tract of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the SE Corner of said Section 25; thence West 133 feet to a point; thence North 1070 feet to a point; thence West 550 feet to a point; thence North 68°35' West, 660 feet, more or less, to the NW Corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence East to the NE Corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South to the point of beginning.

Township 56 North, Range 83 West, 6th P.M.
Sheridan County, Wyoming

Section 32: N $\frac{1}{4}$

Section 31: All those portions of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, not previously conveyed by Prairie Dog Ranch, Inc. to Raymond T. Gutz by Deed recorded in Book 161 of Deeds at Page 437 in the Office of the County Clerk of Sheridan County, Wyoming, or by Deed executed by Allen O. Fordyce and Marian R. Fordyce, husband and wife, and Prairie Dog Ranch, Inc., a Corporation, in favor of Pacific Power and Light Company and recorded in Book 161 of Deeds at Page 450 in the Office of the County Clerk of Sheridan County, Wyoming.

Section 31: A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$, more generally described as follows:

Exhibit "A" - Continued
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Beginning at the center of said
Section 31; thence along the
following courses and distances:

South 1°34' West 68 feet to a point;
South 63°47' West 100 feet to a point;
South 47°30' West 100 feet to a point;
South 30° 0' West 100 feet to a point;
South 12° 0' West 230 feet to a point;
East 218 feet to a point;
North 21°35' East 305 feet to a point;
North 72°33' East 165 feet to a point;
North 29°54' West 180 feet, more or
less, to a point; Westerly 139 feet,
more or less, to the point of beginning.

Section 31: Also excepting from the lands in the
SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 31, a tract of
land more particularly described as
follows:

Beginning at the SW Corner of said
SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence East a distance of 1319
feet, more or less, to a point; thence
North 1°34' East a distance of 57 feet,
more or less, to a point; thence in
a Westerly direction to a point located
North a distance of 127 feet, more or
less, from the SW Corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$;
thence South a distance of 127 feet,
more or less, to the point of beginning.

Section 30: That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ lying East
of the Chicago, Burlington & Quincy
Railroad Right of Way.

Section 30: The West 990 feet of the SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 30: The W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 29: All

Sections 19
and 20: All of the E $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of
Section 19 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section
20, except the following described
tract of land:

Beginning at the NW Corner of the
SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence
South 0°05' East 2810 feet; thence
North 17° East 1880 feet to a point;
thence North 42°45' East 1425 feet
to a point, on the North line of said
SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20, and thence
South 88°45' West 1520 feet, along the
North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section
20, and the North line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$
of said Section 19, to the point of
beginning.

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Section 20: S $\frac{1}{2}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 21: SW $\frac{1}{4}$ NW $\frac{1}{4}$

Together with all improvements situate thereon and all water, water rights, ditches and ditch rights thereunto belonging.

ALSO SUBJECT TO prior reservations of record and to all easements and rights of way of record.

ALSO INCLUDING those certain rights of way for ingress and egress and which are expressly reserved in the Deed from Prairie Dog Ranch, Inc. to Raymond T. Gutz, recorded December 18, 1967, in Book 161 of Deeds at Page 437 in the Office of the County Clerk of Sheridan County, Wyoming.

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Parcel 2:

Township 56 North, Range 83 West, 6th P.M.
Sheridan County, Wyoming

Section 16: All that portion of the NW $\frac{1}{4}$, and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ lying North and West of the Chicago, Burlington & Quincy Railroad Right of Way.

Section 9: SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 21: SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$

Section 21: All those portions of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South and West of the so-called Cat Creek Prairie Dog Road.

Together with all improvements situate thereon and all water, water rights, ditches and ditch rights thereunto belonging.

ALSO SUBJECT TO all rights of way, easements and reservations of record.

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Parcel 3:

Township 56 North, Range 83 West, 6th P. M.
Sheridan County, Wyoming

Section 5: NW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 5: Southwest diagonal one-half of the NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 4: S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 8: NE $\frac{1}{4}$, excepting therefrom, that certain tract of land conveyed to School District No. 23 of Sheridan County, Wyoming, by Deed recorded in Book 20 of Deeds at Page 7, in the Office of the County Clerk of Sheridan County, Wyoming.

Section 9: N $\frac{1}{2}$ N $\frac{1}{2}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{4}$ SE $\frac{1}{4}$

Section 10: All that portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ lying South of the North line of the right of way of C. B. & Q. Railroad Co.

Together with all improvements situate thereon and all water, water rights, ditches, ditch rights, reservoir and reservoir rights appurtenant thereto, including but not limited to 2 $\frac{1}{2}$ Shares of the Common Stock of the Prairie Dog Water Supply Company, and all interest in No. 13 Ditch.

ALSO SUBJECT TO all rights of way, easements and reservations of record.

ALSO SUBJECT TO the unpaid balance due and owing on a certain Mortgage which is known as the Pince-Tiech Mortgage and which Mortgage was recorded on March 19, 1965 in Book 111 of Mortgages at Page 433 in the Office of the County Clerk of Sheridan County, Wyoming, and which Mortgage Grantee assumes and agrees to pay.

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Parcel 4:

Township 56 North, Range 83 West, 6th P. M.
Sheridan County, Wyoming

Section 4: N $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ and all that part of the W $\frac{1}{2}$ NW $\frac{1}{4}$ described as follows:

Beginning at the Northwest corner of said Section 4; thence East 702 feet to a point; thence Southwesterly to a point 250 feet East of the Southwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section; thence West to the Southwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North along Section line to the point of beginning.

Section 5: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and all that part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ described as follows: Beginning at the Northeast corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence West along the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the Northwest corner thereof; thence Southeast to the Southeast corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; and thence North to the point of beginning.

Township 57 North, Range 83 West, 6th P. M.
Sheridan County, Wyoming

Section 30: E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 31: N $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$

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Section 33: S $\frac{1}{4}$, EXCEPT the following described tract of land: A tract of land situate in the E $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section commencing at the original standard corner of Section 33 and 34, which is the point of beginning; thence North 89°26' West 1083 feet along the South boundary of said Section 33, to the center line of the County Road; thence North 9°26' East 1382 feet along the center line of the County Road to the point of curve; thence along an arc of 8°22' curve right, and also along the center line of the County Road for a distance of 502.4 feet to the point of tangent; thence North 51°25' East 755 feet along the center line of the County Road to the East boundary line of said Section 33; thence South 0°24' East 2267 feet along the East line of said Section 33 to the point of beginning (said tract excepted contains 40.7 acres, more or less) and being all that portion of said E $\frac{1}{4}$ SE $\frac{1}{4}$ which lies South and East of the center line of the County Road.

Containing 1,151.00 acres, more or less.

Together with all improvements situate thereon and all water, water rights, ditches and ditch rights thereunto belonging, including one-half of a share of the Common Stock of Prairie Dog Water Supply Company, and all interest Seller may have in and to any ditches serving said property.

SUBJECT, HOWEVER, to all rights of way, easements and reservations of record.

EXCEPTING AND RESERVING TO THE GRANTOR, and to its successors in interest and assigns, one-half of all coal, oil, gas and other minerals, presently owned by Seller, contained in or underlying said lands, together with the right to enter thereon for the purpose of drilling for or mining the said coal, oil, gas and other minerals and the right to use so much of the surface as may be necessary for such purposes, provided the owner of the surface is reasonably compensated for any damage done thereto.

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