

WARRANTY DEED

William H. Rathburn and Katherine W. Rathburn, Trustees of The Rathburn Family Trust under Declaration of Trust dated the 1st day of February, 1995, grantors, of Sheridan County, State of Wyoming, for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY and WARRANT TO William H. Rathburn II, a married person dealing in his sole and separate property, Rosanne K. McGlaughlin, a married person dealing in her sole and separate property, Raymond G. Rathburn, a single person, and Stephen D. Rathburn, a married person dealing in his sole and separate property, as tenants in common, grantees, whose address is 778 Harrison Street, Sheridan, WY, 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:

The West 75 feet of Lot 9 of Held Addition to the Town, now City of Sheridan, Sheridan County, State of Wyoming. Said Addition is situated on the Southeast quarter of Section 27 in Township 56 North of Range 84, West of the Sixth Principal Meridian.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

WITNESS our hands this sixth day of August, 2002.

William H. Rathburn
William H. Rathburn,
Trustee of The Rathburn Family Trust
under Declaration of Trust
dated the 1st day of February, 1995

Katherine W. Rathburn
Katherine W. Rathburn
Trustee of The Rathburn Family Trust
under Declaration of Trust
dated the 1st day of February, 1995

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

On this sixth day of August, 2002, personally appeared before me, Brenda K. Rodriguez, a Notary Public within and for the aforesaid County and State, William H. Rathburn and Katherine W. Rathburn, and after being duly sworn upon oath, William H. Rathburn and Katherine W. Rathburn did acknowledge that they were the Trustees of The Rathburn Family Trust created on the 1st day of February, 1995, that the instrument herein was signed on behalf of said Trust by the authority vested in them under the terms of the written Trust instrument, and that the same is the free act and deed of said Trust.

WITNESS my hand and official seal.

Brenda K. Rodriguez
NOTARY PUBLIC

My Commission Expires: Aug. 31, 2003

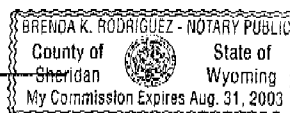


Exhibit B
to Private Right-of-Way Grant

MEMORANDUM OF PRIVATE RIGHT OF WAY GRANT

Elmer
MM Pursuant to a Private Right-of-Way Grant ("Grant") between Elmer Milton Mydland and Mervin J. Mydland, (as "Grantor") and Bear Paw Energy, LLC (as "Grantee"), Grantee has obtained the right to obtain a perpetual right-of-way and easement (the "Right-of-Way") over, across under and upon certain lands of Grantor the location of which is specifically described on the attached Exhibit A, for the purposes of constructing, installing, maintaining, operating, repairing, inspecting, surveying, altering, abandoning, replacing and/or removing one or more gas pipelines, water lines (including water gathering, collection and transmission facilities and lines), ~~water treatment facilities~~, electrical line(s), communication line(s) and appurtenant facilities (collectively, "Facilities"), which include without limitation above and below ground valves, communication equipment, meters, wireleads, pigging equipment, cathodic protection equipment and markers. The Grant includes a perpetual ingress and egress across Grantor's lands to and from the Right-of-Way. All provisions of the Grant of the Right-of-Way and ingress and egress to and from the Right-of-Way, including without limitation the benefits and burdens of the Grant, are appurtenant to and run with the land. The Right-of-Way and the right of ingress and egress burdens the property of the Grantor on which the Right-of-Way and the ingress and egress is located and is binding upon and inures to the benefits of the successors and assigns of each of the parties hereto.

The parties are recording this Memorandum of Private Right-of-Way Grant for all purposes at law and in equity.

Grantor shall have the right in its sole discretion, and Grantee hereby consents to Grantor having such right, to supplement the description of the Right-of-Way attached hereto as Exhibit A at any time following the recordation of the Memorandum in order to more specifically describe the exact location of the Right-of-Way. Grantee hereby authorizes Grantor to record such supplemental description without further authorization or consent from Grantor.

Dated this 13 day of ^{September}~~August~~, 2001.

GRANTORS:

Social Security Number 520 449 159 Elmer Milton Mydland
Elmer Milton Mydland

Social Security Number 520-44-7158 Mervin J. Mydland
Mervin J. Mydland

Private Right-of-Way Grant

STATE OF WYOMING)

) ss

COUNTY OF Laramie)

The foregoing instrument was acknowledged before me by Elmer Milton Mydland and Mervin J. Mydland, this 13 day of August, 2001.
SEA

Witness my hand and official seal.

Cecilia D. Ernst
Notary Public

My Commission Expires: 3-30-04

GRANTEE: Bear Paw Energy, LLC

By: Rick Srikijkarn

Rick Srikijkarn, Land Manager
Attorney-in-Fact.

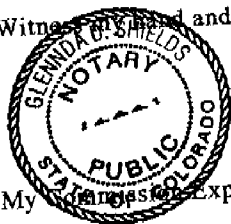
STATE OF Colorado)

) ss

COUNTY OF Adams)

The foregoing instrument was acknowledged before me by Rick Srikijkarn, Land Manager of Bear Paw Energy, LLC, a Delaware limited liability company, this 29th day of 2001, October

Witness my hand and official seal.



Glenda D. Shields
Notary Public

My Commission Expires: Feb 15, 2004

Private Right-of-Way Grant

EXHIBIT A
to Private Right-of-Way Grant

SPECIFIC DESCRIPTION OF THE LOCATION OF
THE RIGHT OF WAY PROPERTY

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

Section 5: S2SW4

Section 6: S2SE4

Section 7: NE4, N2SE4, SE4SE4

Section 8: W2

Section 17: N2NW4

Section 18: NE4NE4

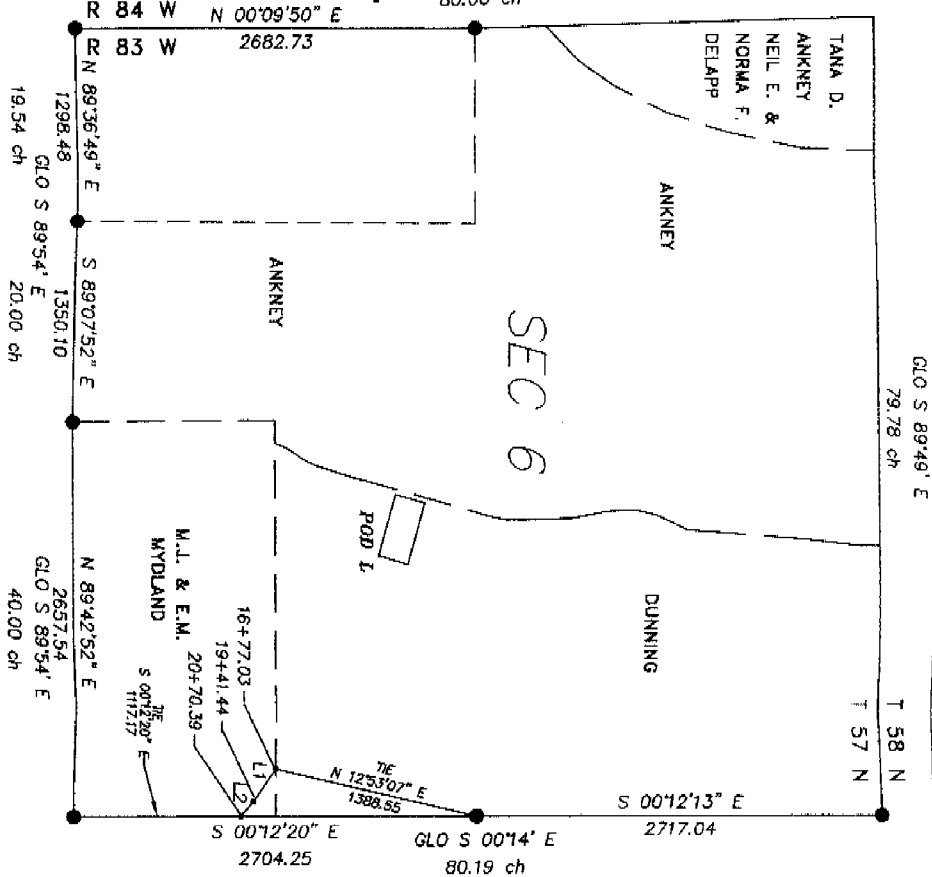
More particularly shown on map exhibit attached hereto and made a part hereof

Private Right-of-Way Grant

786

Scale 1" = 1000'

GLO NORTH
80.00 ch



GLO S 89°46' E
79.78 ch

T 58 N
T 57 N

S 00°12'13\" E
2717.04

GLO S 00°14' E
80.19 ch

S 00°12'20\" E
2704.25

GLO S 89°54' E
40.00 ch

GLO S 89°54' E
20.00 ch

● Found monument set by others
Total distance along C = 393.36
Total rods along C = 23.8
Total area along C = 0.45 ACRES ±

Apparent recorded ownership: M.J. & E.M. Mydland

SECTION 6
T57N-R83W
6th P.M., WYOMING

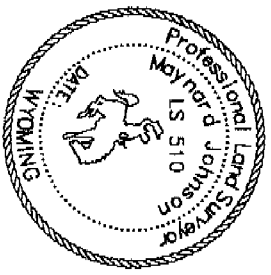
CENTERLINE DESCRIPTION
FOR
12\" STEEL GAS LINE
RIGHT-OF-WAY
SE/4, SE/4 SECTION 6, T57N, R83W

A strip of land for the purpose of a pipeline right-of-way located in the SE/4, SE/4 of Section 6, T57N, R83W of the Sixth Principal Meridian, Sheridan County, Wyoming. Right of way is 50 feet in width 25 feet on either side of the following described centerline:
Beginning at a point of Sta. 18+77.03, on the apparent property boundary between Forrest B. Dunning and M.J. & E.M. Mydland, from which the East 1/4 corner of Section 6 T57N, R83W bears N12°53'07\" E, 1388.85 feet;
thence S89°18'47\" E, along said pipeline centerline, 264.41 feet, to Sta. 18+41.44;
thence S47°40'20\" E, along said pipeline centerline, 128.95 feet, to Sta. 20+70.39, on the East line of said Section 6, from which the Southeast corner of Section 6 T57N, R83W, bears S00°12'20\" E, 1117.17 feet.
Said right of way is 393.36 feet in length, or 23.8 rods, and contains 0.45 acres ±.
Basis of bearings are grid bearings based on GPS observations. Based on the Wyoming State Plane Coordinate System East Central Zone NAD 83.

NO.	BEARING	DISTANCE
L1	S 56°18'47\" E	264.41
L2	S 47°40'20\" E	128.95

STATE OF WYOMING } SS
COUNTY OF NATRONA }
SURVEYOR'S CERTIFICATE

I, MAYNARD JOHNSON, state that I am by occupation a registered land surveyor employed by Bear Paw Inc., to make the survey of this right-of-way as shown on this map, and that the survey of said work was made by me and/or personnel under my direct supervision, and that such survey is, to the best of my knowledge and belief accurately represented on this map.



MAP
FOR RIGHT-OF-WAY OF A
12\" STEEL GAS LINE
IN THE SE/4, SE/4 SECTION 6, T57N, R83W
OF THE 6th PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

applicant:
Bear Paw Energy LLC
856 Coffeen Avenue
Sheridan, WY 82801

Prepared by William H. Smith & Assoc. P.C., Surveying Consultants, Green River, Wyoming
~SEAL~ Date:01/25/2002 By:TLW Job No.20019

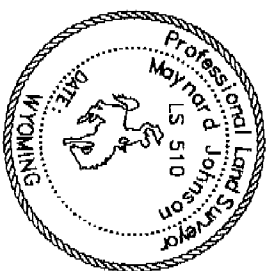
CENTURINE DESCRIPTION
FOR
12" STEEL GAS LINE
RIGHT-OF-WAY
N/2, NW/4 SECTION 8, T57N, R83W

A strip of land for the purpose of a pipeline right-of-way located in the N/2, NW/4 of Section 8, T 57 N, R 83 W of the Sixth Principal Meridian, Sheridan County, Wyoming. Right of Way is 50 feet in width 25 feet on either side of the following described centerline:
Beginning of a point on the North line of Section 8 T57N, R83W of S10, 38+33.95, from which the Northwest corner of Section 8 T57N, R83W bears N89°47'28"W, 1353.93 feet;
thence: S83°08'02"E, along acid pipeline centerline, 354.36 feet, to S10, 43+88.31;
thence: S80°51'10"E, along acid pipeline centerline, 1090.68 feet, to S10, 54+79.00, on the apparent property boundary between M.J. & E.M. Mydland and LPD Ranch Partnership, from which the North 1/4 corner of Section 8 T57N, R83W, bears N01°05'07"E, 1016.57 feet.
Solid right of way is 1645.05 feet in length, or 82.7 rods, and contains 1.88 acres ±.
Basis of bearings are old bearings based on GPS observations. Based on the Wyoming State Plane Coordinate System East Central Zone NAD 83.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF NATRONA } SS

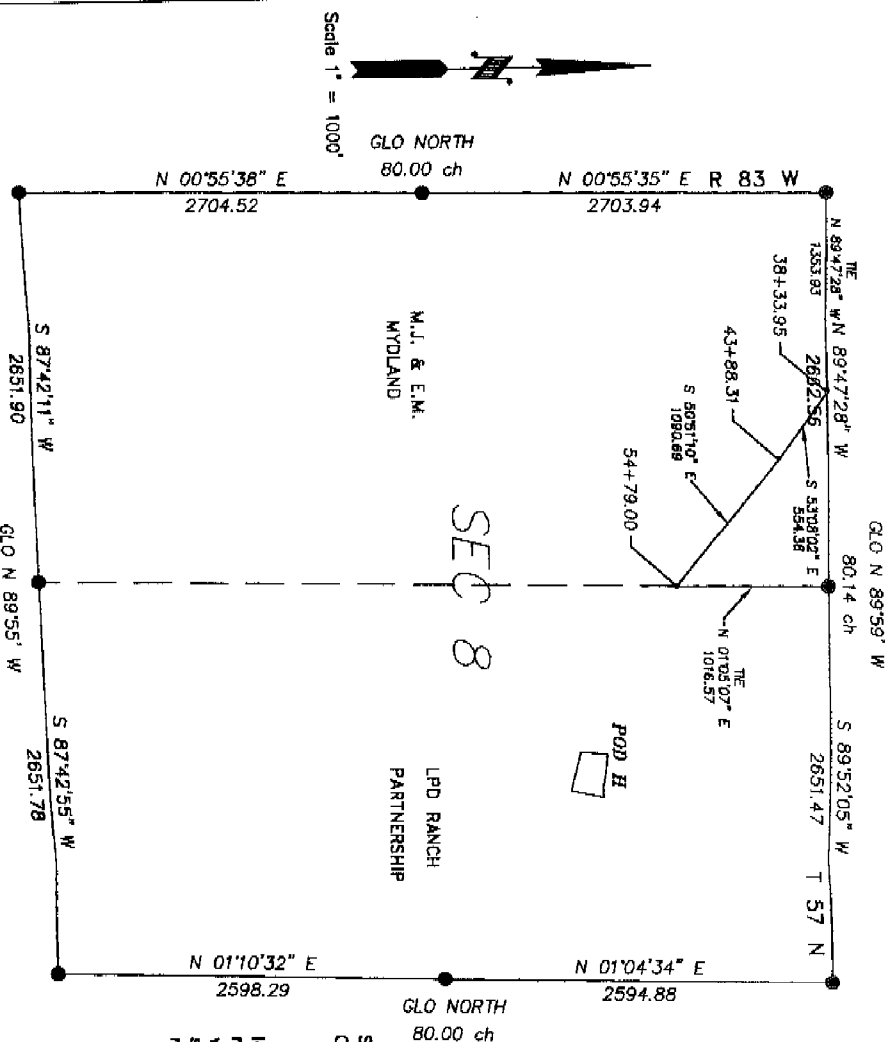
I, MAYNARD JOHNSON, state that I am by occupation a registered land surveyor employed by Bear Paw Inc., to make the survey of this right-of-way as shown on this map, and that the survey of said work was made by me and/or personnel under my direct supervision, and that such survey is, to the best of my knowledge and belief accurately represented on this map.



MAP
FOR RIGHT-OF-WAY OF A
12" STEEL GAS LINE
IN THE N/2, NW/4 SECTION 8, T57N, R83W
OF THE 6th PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

Applicant:
Bear Paw Energy LLC
856 Coffeen Avenue
Sheridan, WY 82801

Prepared by William H. Smith & Assoc. P.C., Surveying Consultants, Green River, Wyoming
Job No 20019



● Found monument set by others
Total distance along $\frac{1}{2}$ = 1645.05
Total rods along $\frac{1}{2}$ = 98.7
Total area along $\frac{1}{2}$ = 1.88 ACRES ±
SECTION 8
T57N-R83W
6th P.M., WYOMING
Apparent recorded ownership: M.J. & E.M. Mydland