

WARRANTY DEED

For value received, Linda Bosworth, a single woman ("Grantor") conveys and warrants to Rick D. Briscoe ("Grantee") whose address is PO Box 6690, Sheridan, WY 82801 the following described property situated in Sheridan County, Wyoming, and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit 1

Together with all buildings, improvements and fixtures situate thereon.

This property is conveyed subject to all exceptions, reservations, rights of way, easements, and restrictions of record and subject to conflicts in boundary lines and encroachments and access limitations, if any, and subject to building, zoning and subdivision regulations, and subject to any state of facts that would be disclosed by a physical inspection or accurate survey of the premises. The above described property is sold in an "AS IS, WHERE IS" condition.

Dated this 2 day of June, 2010

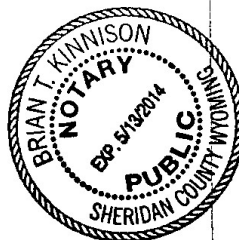
Linda Bosworth
Linda Bosworth

STATE OF WYOMING
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by Linda Bosworth this 2nd day of June, 2010. Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 5-13-14



A TRACT OF LAND SITUATED IN THE NE1/4NW1/4 OF SECTION 13, T33N, R84W, 6TH P.M., SHERIDAN COUNTY WYOMING; SAID TRACT DESCRIBED IN BOOK 258 OF DEEDS, PAGE 368, AND BOOK 305 OF DEEDS, PAGE 30; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S69°49'31"E, 2405.51 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE N89°52'58"E, 160.00 FEET TO A POINT; THENCE S00°07'02"E, 112.00 FEET TO A POINT LYING ON THE CENTERLINE OF THE MEADE CREEK DITCH; THENCE, ALONG SAID CENTERLINE, S02°39'04"E, 28.33 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, S53°15'08"W, 28.53 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, N68°32'51"W, 11.49 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, S39°08'44"W, 64.30 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, S10°32'41"W, 52.15 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, S04°39'39"E, 36.42 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, S64°49'07"W, 22.59 FEET TO A POINT; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF PENROSE AVENUE; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, S89°52'58"W, 219.50 FEET TO A POINT; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE S89°52'58"W, 95.29 FEET TO A POINT LYING ON THE CENTERLINE OF SPRING CREEK; THENCE, ALONG SAID CENTERLINE, N06°44'11"E, 34.74 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, N68°13'46"E, 20.51 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, N09°25'17"E, 63.34 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, N20°19'39"E, 41.53 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, N35°03'09"E, 108.70 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, S81°04'44"E, 62.12 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE, N07°27'12"E, 77.83 FEET TO A POINT; THENCE N89°38'27"E, 72.62 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.09 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS TRUE NORTH.