

## WARRANTY DEED

Polly Charlotte Telfer Howard and Jared Arthur Howard, wife and husband, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Eric L. Cox and Alicia I. Cox, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 12 Sage Lane, Sheridan, WY 82801, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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.

WITNESS our hands this 30<sup>th</sup> day of November, 2012.

Polly Howard  
Polly Charlotte Telfer Howard

Jared Howard  
Jared Arthur Howard

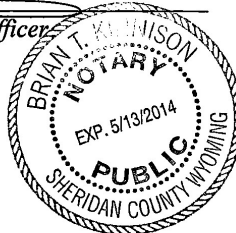
STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 30<sup>th</sup> day of November, 2012 by Polly Charlotte Telfer Howard.

WITNESS my hand and official seal.

My Commission expires 5-13-14

Brian T. Thompson  
Signature of Notarial Officer  
Title: Notary Public



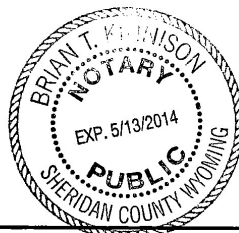
STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 30<sup>th</sup> day of November, 2012 by Jared Arthur Howard.

WITNESS my hand and official seal.

My Commission expires 5-13-14

Brian T. Thompson  
Signature of Notarial Officer  
Title: Notary Public



**Exhibit "A"**

A part of Lot 1, Don Ena Estates, located in Section 32, Township 56 North, Range 84 West, 6th Principle Meridian, Sheridan County, Wyoming and more particularly described as follows:

Beginning at a metal pin on the South Right of Way line of Sage Lane; Thence with the arc of a curve to the left, with a radius of 50.00 feet, an arc length of 160.05 feet, a chord bearing of North 31°36'53" East, 100.02 feet to an existing rebar with plastic cap marked LS 580; thence North 54°15'39" East, 219.47 feet to a point; thence South 48°49'20" West, 120.81 feet to an existing rebar with plastic cap marked LS 580; thence South 43°49'49" East, 199.83 feet to an existing rebar with plastic cap marked LS 580; Thence South 33°11'59" East, 107.81 feet to a nail; thence South 48°10'10" East, 49.64 feet to an existing rebar with plastic cap marked LS 580; thence South 73°59'45" East, 49.96 feet to a point; thence South 72°47'24" East, 80.24 feet to a point; thence North 85°40'34" East, 82.33 feet to an existing rebar with plastic cap marked LS 580; thence South 84°45'07" East, 47.97 feet to a point; thence South 44°55'10" East, 76.03 feet to a point; thence South 22°57'56" East, 83.18 feet to a point; thence South 19°19'20" West, 43.02 feet to the P.C. of a curve to the right with a radius of 220.00 feet, an arc length of 54.43 feet, a chord bearing of South 26°24'33" West, 54.29 feet to the P.T. of said curve; thence South 33°29'47" West, 116.93 feet to the P.C. of a curve to the left with a radius of 250.00 feet, an arc length of 246.61 feet, a chord bearing of South 05°14'12" West, 236.73 feet; thence South 41°08'06" West, 27.96 feet to a point on the original West line of Lot 1, Don Ena Estates; thence with the original line North 48°57'58" West, 258.15 feet to an existing rebar with plastic cap marked LS 580; thence North 49°39'03" West, 365.87 feet to a rebar; thence North 16°15'26" West, 350.99 feet to the point of beginning