

WARRANTY DEED

JOHN R. WYMAN and JANIS C. WYMAN, husband and wife, and FLORENCE A. WYMAN, a single person, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **JOHN R. WYMAN and JANIS C. WYMAN, husband and wife as tenants by the entireties**, (herein referred to as "Grantees"), whose address is P. O. Box 696, Ranchester, WY 82839, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the SW¹/₄SW¹/₄, Section 5 and the S¹/₂SE¹/₄ of Section 6, Township 57 North, Range 86 West, 6th P. M., Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the southwest corner of said Section 5; thence N89°45'42"E, 896.04 feet along the south line of said Section 5 to a point; thence N00°40'01"W, 990.14 feet along the west line of a tract of land described in Book 281 of Deeds, Page 396 to a point, said point lying on the south right of way line of the Burlington Northern Railroad; thence S81°38'50"W, 2224.23 feet along said south right of way line to a point; thence, fifty (50) feet south of and parallel to the centerline of said Burlington Northern Railroad through a spiral curve to the right, having a centerline radius of 5691.63 feet, a centerline curve length of 1891.06 feet, a centerline spiral length of 200 feet, a chord bearing of S81°59'00"W, and a chord length of 200.87 feet along said south right of way line to a point; thence, along said south right of way line through a curve to the right, having a radius of 5741.63 feet, a central angle of 05°53'02", an arc length of 589.63 feet, a chord bearing of S85°35'45" W, and a chord length of 589.37 feet to a point, said point being the intersection of said south right of way line and the east right of way line of Wyoming State Highway No. 343; thence, along said east right of way line through a curve to the right, having a radius of 1492.39 feet, a central angle of 19°40'09", an arc length of 512.33 feet, a chord bearing of S15°45'15"W and a chord length of 509.82 feet to a point, said point lying on the south line of said Section 6; thence S87°16'19"E, 2243.77 feet along said south line to the POINT OF BEGINNING.

ALSO that portion of the SW¹/₄SW¹/₄ of Section 5, Township 57 North, Range 86 West, 6th P. M., Sheridan County, Wyoming lying south of a line described in Book 281 of Deeds, Page 396; said line being more particularly described as follows:

Beginning at a point, which bears N87°29'02"E, a distance of 896.40 feet from the SW corner of said Section 5, said point being 1.00 foot due north of the Northerly right-of-way line of the Five Mile County Road; thence, N89°39'27"E, a distance of 480.62 feet along the north boundary of a tract of land one foot wide and parallel to the north boundary of the Five Mile County Road.

TOGETHER WITH all improvements located thereon including any and all water, water rights, ditch and ditch rights, and other irrigation rights that belong thereunto and all other appurtenances thereunto appertaining or belonging.

SUBJECT, HOWEVER, to all easements, encumbrances, reservations restrictive covenants, conditions, defects and encroachments of record.

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.

Dated this 6th day of November, 2000.

John R. Wyman
John R. Wyman

Janis C. Wyman
Janis C. Wyman

Florence A. Wyman
Florence A. Wyman

STATE OF WYOMING)
County of Sheridan) ss.

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 6th day of November, 2000 by John R. Wyman, Janis C. Wyman and Florence A. Wyman.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission expires: March 17, 2001