

RECORDED DECEMBER 17, 1996 BK 383 PG 452 NO 244220 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

ROBERT D. STRAUSER and JEAN M. STRAUSER, husband and wife,
GRANTORS, of Sheridan County, State of Wyoming, for and in
consideration of Ten (\$10.00) and more Dollars, in hand paid,
receipt whereof is hereby acknowledged, do hereby CONVEY and
WARRANT to the GRANTEE, WENDELL J. ROBISON, a married man as his
sole and separate property, whose address is P.O. Box 608
3D Bozeman Lane
Ranchester, WY 82839 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:

See Attached Exhibit "A"

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

TOGETHER with all water and water rights adjudicated
thereto, ditches, ditch stock and ditch rights associated
therewith and all reservoir rights which grantors own, if
any.

SUBJECT to all easements, reservations, restrictions and
covenants of record.

WITNESS our hands this 16th day of December,
1996.

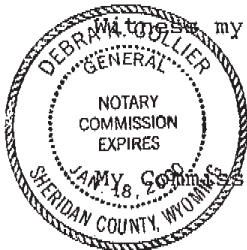
Robert D. Strauser
Robert D. Strauser

Jean M. Strauser
Jean M. Strauser

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Robert
D. Strauser and Jean M. Strauser this 16th day of December,
1996.

Witness my hand and official seal.



Debra K. Beebe
Notary Public

Commission Expires 1-18-2000

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land lying in the West¼SW¼ of Section 24, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming said parcel being more particularly described as follows:

Beginning at a point located S0°28'E, a distance of 891.4 Feet from the true position for the West one quarter corner of Section 24, thence S89°45'E, a distance of 692.25 feet; thence S13°36'W, a distance of 570.10 feet; thence S04°24'E, a distance of 328.35 feet; thence along the north bank of the Tongue River for a distance of 587.65 feet with a bearing of N78°57'W; thence N0°28'W along the West boundary of line of Section 24, a distance of 771.60 feet to the point of beginning, containing 11.442 acres, more or less.

A parcel of land lying in the West¼SW¼ of Section 24, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming said parcel being more particularly described as follows:

Commencing at the west quarter corner of said Section 24, thence S20°53'20"E, a distance of 1572.70 feet to the POINT OF BEGINNING of the herein described parcel, said point being on the east line of a tract of land described in Book 334 of Deeds, Page 18; thence S84°11'54"E, a distance of 92.41 feet to a point; thence S19°57'08"E, a distance of 214.01 feet to a point; thence S50°16'59"W, a distance of 182.61 feet to the southeast corner of said tract described in Book 334 of Deeds, Page 18; thence N04°16'55"W, a distance of 328.11 feet along the east line of said tract to the POINT OF BEGINNING;

Said parcel containing 33,314.83 Sq. Ft., more or less.

Basis of Bearings is Wyoming State Plane, East Central Zone.

An access and utility easement being a strip of land twenty feet (20') wide situated in the SW¼NW¼ and the NW¼SW¼ of Section 24, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming; the west line of said strip being more particularly described as follows:

Beginning at the intersection of the west line of said Section 24 and the south line of State Highway No. 14; thence along the west line of said SW¼NW¼ to the northwest corner of said NW¼SW¼; thence along the west line of said NW¼SW¼ to the northwest corner of a tract of land described in Book 344 of Deeds, Page 628, said point being S0°17'23"E (S0°28'E-Record), 910.96 feet (891.4-Record) from said northwest corner of the NW¼SW¼.

Basis of Bearings is Wyoming State Plane, East Central Zone.

RECORDED DECEMBER 17, 1996 BK 383 PG 454 NO 244222 RONALD L. DAILEY, COUNTY CLERK

ACCESS AND UTILITY EASEMENT

WHEREAS, WENDELL J. ROBISON and MARILYN F. GRAMS, husband and wife, "Grantors" of Sheridan County, State of Wyoming, are the owners of certain property situate in Sheridan County, Wyoming, more particularly described on Exhibit "A" hereof, and

WHEREAS, ROBERT D. STRAUSSER and JEAN M. STRAUSSER, husband and wife, are the owners of the real property described on Exhibit "B" hereof, and

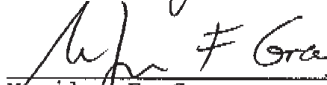
WHEREAS, Grantors desire to convey to Grantees a perpetual easement for access and utilities to serve the tract described on Exhibit "C" hereof,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors grant, bargain, sell, convey and warrant to the Grantees, an easement over and across the land described on Exhibit "C" hereof for the purpose of public ingress and egress and for the purpose of installing and maintaining utility lines and constructing, maintaining and repairing a roadway within said easement, which is more particularly described on Exhibit "C" hereof.

THE UNDERSIGNED hereby relinquish, release and waive all rights or homestead interest under and by virtue of the homestead exemption laws of the State of Wyoming to the extent necessary to permit Grantees the free enjoyment of the rights herein conferred and to place, construct, operate, repair, maintain, relocate and replace thereon, appropriate roadway and utility service lines and equipment as are necessary to the rights of public ingress and egress herein granted and for the operation of such utilities as are placed within or brought to the said access and utility easement.

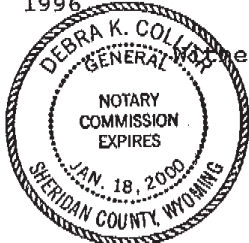
IN WITNESS WHEREOF, the undersigned have set their hands this 16th day of December, 1996.


Wendell J. Robison


Marilyn F. Grams

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by
Wendell J. Robison and Marilyn F. Grams this 16th day of December,
1996



Witness my hand and official seal.

Debra K. Collier
Notary Public

My Commission Expires: 1-18-2000.

EXHIBIT "A"

Township 57 North, Range 86 West, 6th P.M.

Section 24: E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 24: W $\frac{1}{2}$ SW $\frac{1}{4}$, except the following described tract of land, to-wit:

Beginning at a point located S. 0° 28' E., a distance of 891.5 feet from the true position for the West one quarter corner of Section 24; thence S. 89° 45' E., a distance of 692.25 feet; thence S. 13° 36' W., a distance of 570.10 feet; thence S. 4° 24' E., a distance of 328.35 feet; thence along the North bank of Tongue River for a distance of 587.65 feet with a bearing of N. 78° 57' W.; thence N. 0° 28' W. along the west boundary line of Section 24, a distance of 771.60 feet to the point of beginning, containing 11.443 acres, more or less.

Section 24: SW $\frac{1}{4}$ NW $\frac{1}{4}$, except the following described tract of land, to-wit:

Beginning at the Northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, thence South along the West line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, to the intersection of said West line with the North line of the Ranchester-Dayton Highway, known as Highway Number 14, thence Northeasterly, along the North line of said Highway to the intersection of said Highway with the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, thence Westerly along the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the place of beginning.

Section 25: NW $\frac{1}{4}$ NW $\frac{1}{4}$

Excepting any and all right, title and interest of the State of Wyoming within the boundary of the Tongue River.

EXHIBIT "B"

A parcel of land lying in the West¼SW¼ of Section 24, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming said parcel being more particularly described as follows:

Beginning at a point located S0°28'E, a distance of 891.4 Feet from the true position for the West one quarter corner of Section 24, thence S89°45'E, a distance of 692.25 feet; thence S13°36'W, a distance of 570.10 feet; thence S04°24'E, a distance of 328.35 feet; thence along the north bank of the Tongue River for a distance of 587.65 feet with a bearing of N78°57'W; thence N0°28'W along the West boundary of line of Section 24, a distance of 771.60 feet to the point of beginning, containing 11.442 acres, more or less.

A parcel of land lying in the West¼SW¼ of Section 24, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming said parcel being more particularly described as follows:

Commencing at the west quarter corner of said Section 24, thence S20°53'20"E, a distance of 1572.70 feet to the POINT OF BEGINNING of the herein described parcel, said point being on the east line of a tract of land described in Book 334 of Deeds, Page 18; thence S04°11'54"E, a distance of 92.41 feet to a point; thence S19°57'08"E, a distance of 214.01 feet to a point; thence S50°16'59"W, a distance of 182.61 feet to the southeast corner of said tract described in Book 334 of Deeds, Page 18; thence N04°16'55"W, a distance of 328.11 feet along the east line of said tract to the POINT OF BEGINNING;

Said parcel containing 33,314.83 Sq. Ft., more or less.

Basis of Bearings is Wyoming State Plane, East Central Zone.

EXHIBIT "C"

An access and utility easement being a strip of land twenty feet (20') wide situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming; the west line of said strip being more particularly described as follows:

Beginning at the intersection of the west line of said Section 24 and the south line of State Highway No. 14; thence along the west line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the northwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence along the west line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the northwest corner of a tract of land described in Book 344 of Deeds, Page 628, said point being S0°17'23"E (S0°28'E-Record), 910.96 feet (891.4-Record) from said northwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$.

Basis of Bearings is Wyoming State Plane, East Central Zone.