

WARRANTY DEED

KARL K. KUKUCHKA, JR. and TONI R. KUKUCHKA, husband

and wife, GRANTORS, of Sheridan County, and

State of Wyoming, 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 CARL B. ANDERSON and LORETTA ANDERSON, husband and

wife, it being the intention to create an estate by the

entireties, GRANTEES, whose address is 1405 Leopard Street,

Sheridan, Wyoming 82801, 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:

A tract of land located in the SW/4NE/4 and the NW/4SE/4 of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, being described as follows:

Beginning at the SE Corner of said SW/4NE/4; thence S. 0°14'57" W., 969.76 feet; thence S. 79°49'53" W., 238.56 feet; thence N. 68°28'48" W., 220.08 feet; thence N. 48°37'22" W., 339.17 feet; thence N. 59°46'36" W., 79.22 feet; thence S. 71°12'03" W., 282.08 feet; thence S. 39°01'57" W., 241.62 feet; thence N. 88°52'30" W., 223.97 feet to the west line of said NW/4SE/4; thence along said West line N. 0°05'32" W., 2234.80 feet to the NW Corner of said SW/4NE/4; thence N. 89°35'19" E., 1429.00 feet to the NE Corner of said SW/4NE/4; thence S. 0°40'54" W., 1303.89 feet to the point of beginning. Said tract containing 70.37 acres, more or less.

The above tract being subject to the following access and utility easement:

A 40 ft. wide utility and access easement located in the SW/4NE/4 and the NW/4SE/4 of Section 24, T. 57 N., R. 86 W., of the 6th P.M., Sheridan County, Wyoming, said easement lying to the left of the following described line:

Beginning at a point located S. 0°14'57" W., 969.76 ft. from the SE Corner of said SW/4NE/4, thence N. 0°14'57" E., 969.76 ft.; thence N. 0°40'54" E., 1303.89 ft.

Together with all improvements situate thereon and all water, water rights, ditches and ditch rights therunto belonging, including .8 Shares of the Capital Stock of OZ and K Ditch Company.

SUBJECT TO all exceptions, easements, rights of way and restrictions of record and to any state of facts

or conditions which would be disclosed by an accurate survey or inspection of the property.

ALSO EXCEPTING AND RESERVING to the Grantors, and to their heirs, assigns and successors in interest, an easement and right of way to use the main ditch which crosses said premises to continue to carry water to the lands of Grantors (located Easterly of the lands conveyed by this Deed) in Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, which Grantors will continue to own and which adjoin the lands being conveyed herein, together with the right to clean or repair said ditch when necessary, provided Grantors, or their successors in interest, respond for any damages, if any, caused to the servient tract when cleaning or repairing said ditch.

WITNESS our hands this 26th day of March,

1992.

Karl K. Kukuchka, Jr.
Karl K. Kukuchka, Jr.

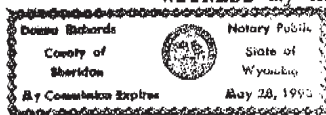
Toni R. Kukuchka
Toni R. Kukuchka

G R A N T O R S

STATE OF WYOMING)
)SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 26th day of March, 1992, by KARL K. KUKUCHKA, JR. and TONI R. KUKUCHKA, husband and wife.

WITNESS my hand and Official Seal.



Donna Richards
Notary Public

My Commission expires: 5-28-93