

WARRANTY DEED

The purpose of this deed is to straghten the boundary line between property owned by THE RANCHESTER STATE BANK, a Wyoming banking corporation, (herein referred to as "Grantor"), and property owned one-half (1/2) by STEPHEN A. SILCOX and GAIL L. SILCOX, husband and wife as tenants by the entireties, whose address is 16 Woodland Park Road, Sheridan, WY 82801, and one-half (1/2) by DALE R. BAKKE and HELEN M. BAKKE, husband and wife as tenants by the entireties, whose address is 373 Johnson Lane, Sheridan, WY 82801, (herein referred to as "Grantees"). Grantees will file a companion deed in which they will convey a portion of the land which they own to the Rancheater State Bank. Therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys and warrants to Grantees the property which is described on Exhibit "A" which is attached hereto and incorporated herein by reference. It is the intention of the parties that the legal description of the Grantee's property after this conveyance shall be as set forth on Exhibit "B" which is attached hereto and incorporated herein by reference. Attached hereto as Exhibit "C" is a plat showing the parcels owned by Grantor and Grantee both before and after this conveyances and the conveyance from Grantees to Grantor which is referred to above.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 11 day of June, 1996.

RANCHESTER STATE BANK

BY:

F. Don Steadman, President

Attest:

J. Keith Roach, Cashier

STATE OF WYOMING

County of Sheridan

)
: ss.
)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 11 day of June, 1996 by F. Don Steadman and J. Keith Roach, the President and Cashier respectively of the Rancheater State Bank.

WITNESS my hand and official seal.



Notary Public

Donal A. Richards

My Commission Expires: 5-28-97

LEGAL DESCRIPTION

A tract of land located within the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 24, Township 57 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N 76°54'43"E, 999.21 feet from the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 24; thence West, 438.48 feet to a point on the west line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along said west line N 0°05'32"W, 146.10 feet; thence S 78°30'12"E, 343.63 feet; thence S 52°43'32"E, 128.15 feet to the point of beginning, said tract containing 0.955 acres, more or less.

Reserving a 60 foot wide access easement along the east side of the above described tract.

more or less.
1077.61 feet to the point of beginning, said tract containing 35.00 acres, of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ S 0°40'54"W, of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ N 89°35'19"E, 1429.00 feet to the Northeast Quarter of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northwest Corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along said west line N 0°05'32"W, 1067.27 feet to the Northwest Corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence West, 1414.42 feet to a point located on the west line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence West, 226.28 feet from the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 24; thence West, 1414.42 feet to a point located on the west line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, said point located

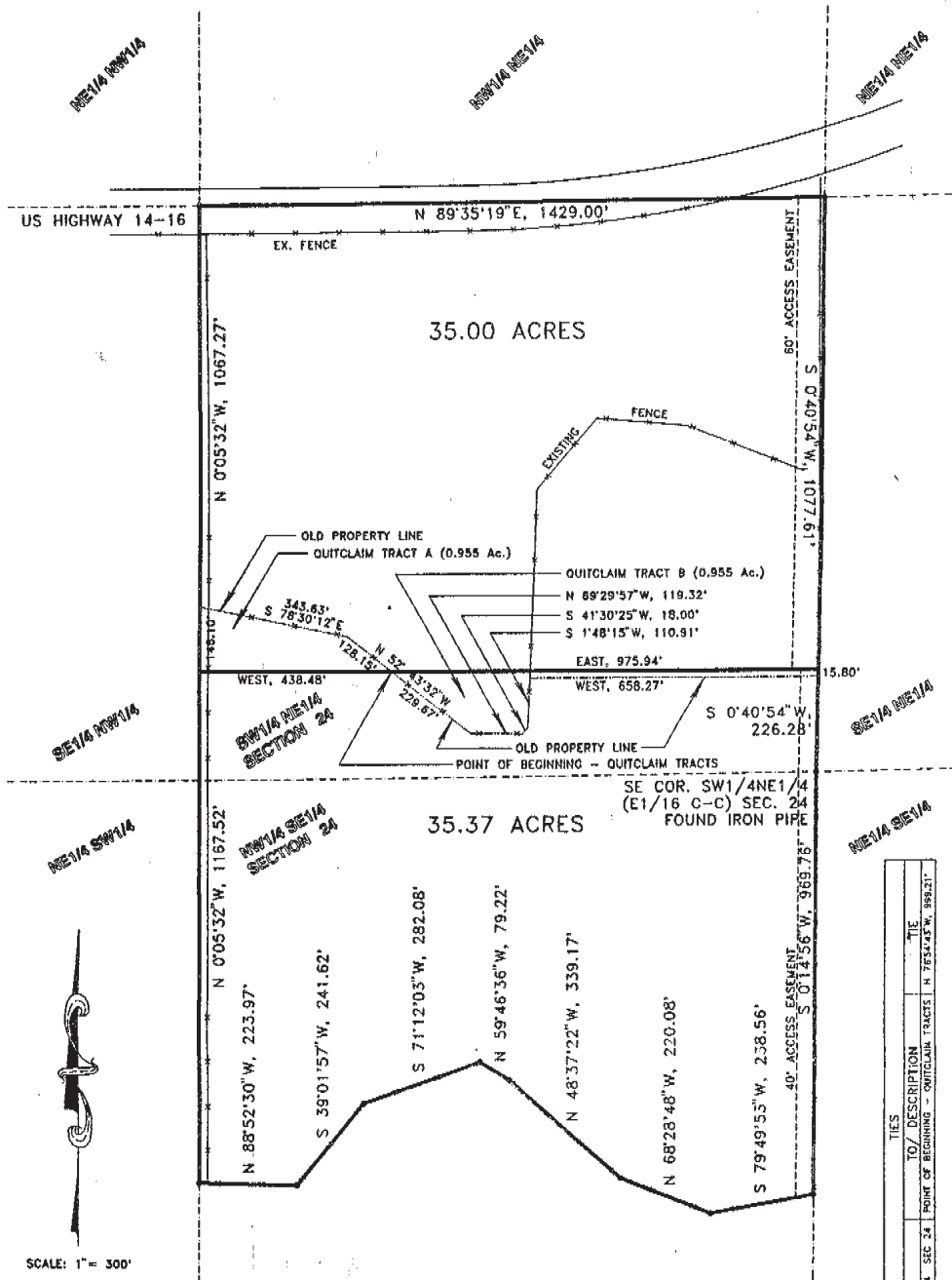
Beginning at a point on the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, said point located N 0°40'54"E, 226.28 feet from the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 24; Township 57 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

LEGAL DESCRIPTION

Exhibit B

EXHIBIT C 214

SHOWING
TRACTS OF LAND AFTER QUITCLAIMS
LOCATED IN
THE SW1/4 NE1/4 AND THE NW1/4 SE1/4
OF SECTION 24, T 57 N, R 86 W
OF THE 6th P.M.
SHERIDAN COUNTY, WYOMING



SCALE: 1" = 300'



MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY. 82801
Phone 307-674-4224
Fax 307-672-9492

JOB No. 95-100

JANUARY 19, 1995

FROM	TO/ DESCRIPTION	TIE
SE COR SW1/4NE1/4 SEC 24	POINT OF BEGINNING - QUITCLAIM TRACTS	N 78°54'45"W, 998.21'