

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that SHERIDAN INVESTMENT COMPANY, of 1555 S. Thurmond, Sheridan, Wyoming, 82801, a Wyoming corporation, Grantor, acting by and through its undersigned officer, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to WESLEY W. BUCKMASTER and MONTE J. BUCKMASTER, Grantees, an undivided one-half interest each, as tenants in common and not as joint tenants, the following described real estate, to-wit:

BEGINNING at the northwest corner of said Block 3, said point also being the northwest corner of said Lot 1; thence S00°25'48"W, 17.29 feet along the west line of said Lot 1 to a point; thence N89°54'30"E, 59.77 feet to a point; thence S00°51'19"W, 16.04 feet to a point; thence S89°28'10"E, 65.31 feet to a point, said point lying on the east line of said Lot 1; thence N00°26'41"E, 32.87 feet along the east line of said Lot 1 to a point, said point being the northeast corner of said Lot 1; thence N89°33'32"W, 124.96 feet along the north line of said Lot 1 to the POINT OF BEGINNING.

Said Portion contains 3157.64 square feet of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

Record of Survey for the above legal description is filed in drawer A of Certificate of Surveys No. 165.

The Seller, for the benefit of itself and its assigns, hereby reserves an easement for shared utility services, if any, and upon advance notice, for such access as is reasonable and necessary to make repairs to the party wall or the structures, or to repair or

replace shared utility services if any. Seller's easement, as stated herein, is subject to the obligation to repair any damage to the above described premises to be apportioned according to the benefits enjoyed as a result of the repair.

Grantors hereby grant and convey to the Grantees an easement for ingress and egress for the benefit of the Grantees and their assigns for shared utility services, if any, over and across the Grantor's Parcel B property, as the same lies as part of Lot 1 and Lot 2 of Block 3, original Town of Sheridan, Sheridan County, Wyoming. Grantees shall give reasonable advance notification and shall have an obligation to repair any damage done to Parcel B. The obligation to repair is to be apportioned according to the benefit enjoyed as a result of the repair.

Each party shall be subject to the customary rights, duties and responsibilities of party wall owners

SUBJECT to all easements and rights-of-way of record, if any.

The terms and conditions of a Offer and Agreement to Purchase dated the 28th day of October, 1997 shall not merge with the execution and delivery of this deed. Rather the terms and conditions of said Offer and Agreement to Purchase shall be deemed to survive.

WITNESS Grantor's hand this 26<sup>th</sup> day of Nov, 1997.

Anne L. Kelloway  
ANNE L. KELLOWAY, Vice-President of  
Sheridan Investments Company

(Seal)

ATTEST:

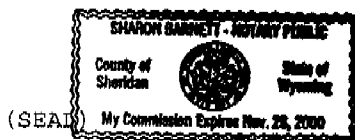
John D. Jones  
Secretary

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Sheridan Investment Company to Buckmaster  
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STATE OF WYOMING                    )  
  )SS  
COUNTY OF SHERIDAN                )

On this the 21<sup>st</sup> day of November, 1997, before me, the undersigned notary public, personally appeared ANNE L. KELLOWAY, to me personally known, who, being by me duly sworn, did say She is the Vice-President of Sheridan Investment Company, and this instrument was signed on behalf of the company by authority of its Board of Directors and ANNE L. KELLOWAY acknowledged this instrument to be the free act and deed of the company.

In Witness Whereof, I hereunto set my hand and official seal.



Sharon Barnett  
Notary Public

Prepared by: Buckmaster and Macy, LLP  
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