

**CORRECTED WARRANTY DEED**

*This Corrected Warranty Deed corrects the Warranty Deed recorded on December 4, 1997, in Book 389 at Page 433, which erroneously described the legal description*

**SHERIDAN INVESTMENT COMPANY**, a Wyoming corporation, Grantor, of 1555 S. Thurmond, Sheridan, Wyoming 82801 of the County of Sheridan, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, conveys and warrants to **WESLEY W. BUCKMASTER** and **MONTE BUCKMASTER**, Grantees, of 151 N. Main, Sheridan, Wyoming 82801 County of Sheridan, State of Wyoming, an undivided one-half interest each, as tenants in common and not as joint tenants, the following described real estate situate in the County of Sheridan, State of Wyoming:

See Exhibit A attached hereto and made a part hereof.

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 the party wall owners.

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

The terms and conditions of an 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.

DATED this 23rd day of December, 1997.

SHERIDAN INVESTMENTS COMPANY

By *Anne L. Kelloway*  
ANNE L. KELLOWAY, Vice-President

(Seal)

ATTEST:

*John Destefano*  
John Destefano, Secretary

STATE OF WYOMING )

: ss

COUNTY OF SHERIDAN )

The foregoing Corrected Warranty Deed was acknowledged before me this 23rd day of December, 1997, by Anne L. Kelloway, Vice President of Sheridan Investment Company.

WITNESS my hand and official seal.

*Lacey D. Shirey*  
Notary Public

My commission expires:

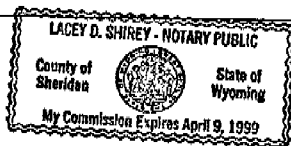


Exhibit A

LEGAL DESCRIPTION

That portion of Lot 1, Block 3, Original Town of Sheridan, City of Sheridan, Wyoming; said portion being more particularly described as follows:

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 .