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## WARRANTY DEED

John Fredrick Ware and Pam Ware, husband and wife, GRANTOR(S), of ~~POWDER RIVER~~ County, State of MONTANA, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), **Todd L. Wagner and Dana N. Wagner, husband and wife, as tenants by the entirety**, whose address is 166 Hidden Hills Road, Sheridan, WY 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:

### **See attached Legal Description**

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

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hand(s) this 25<sup>th</sup> day of Jan., 2005.

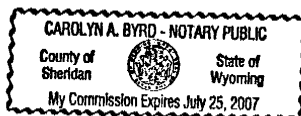
John Fredrick Ware  
John Fredrick Ware

Pam Ware  
Pam Ware

State of WYOMING )  
  )  
County of SHERIDAN )

The foregoing instrument was acknowledged before me by John Fredrick Ware and Pam Ware, this 25th day of JANUARY, 2005.

Witness my hand and official seal.



Carolyn A. Byrd  
Notary Public

My Commission Expires: 7-25-07

#### LEGAL DESCRIPTION

A tract of land located in the S½NW¼ of Section 19, Township 55 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located South 89°30' East 1135.5 feet from the West quarter corner of said Section 19; thence South 89°30' East to the center of Section 19; thence North 1°26' East 1299.6 feet to the Northeast corner of said SE¼NW¼; thence North 89°53' West 1187.2 feet to a point; thence South 4°59' West 248.7 feet to a point; thence South 29°29' West 414.0 feet to a point; thence South 59°29' West 116.7 feet to a point; thence South 1°38' East 616.1 feet to the point of beginning;

#### ALSO

A tract of land situate in the NE¼NW¼ of Section 19, Township 55 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located South 1°26' East 1114.9 feet from the North quarter corner of said Section 19; thence South 1°26' East 184.7 feet to the Southeast corner of said NE¼NW¼; thence North 89°53' West 1187.2 feet; thence North 4°59' East 185.2 feet; thence South 89°53' East 1175.8 feet to the point of beginning,

A tract of land located in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 19, Township 55 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the east boundary of a tract of land as described in Sheridan County Book 432 of Deeds at Page 670 ("Parcel 1"), said point also being at an existing fence line, said point being located S 1°26'45"W (S 1°26' E recorded), 676.96 feet from the North One-Quarter Corner of said Section 19; thence along said fence line N 58°15'22"W, 400.29 feet; thence continuing along said fence line N 57°25'04"W, 430.01 feet; thence continuing along said fence line N 88°21'45"W, 574.39 feet to a point on the west boundary of said "Parcel 1"; thence along said boundary the following bearings and distances: S 3°43' E, 16.92 feet; thence S 11°49' E, 570.2 feet; thence S 4°59' W, 320.2 feet; thence S 89°53' E, 1175.8 feet; thence N 1°26'45"E (N 1°26' W recorded), 437.94 feet to the point of beginning,