

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Sheridan Venture Company, a General Partnership, Grantor, of the County of Boulder, State of Colorado, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor, receipt whereof is hereby acknowledged, for Grantor and Grantor's heirs, executors, administrators and personal representatives does remise, release, convey and forever quitclaim unto System Land, LLC, a Wyoming limited liability company, Grantee, whose address is 13 Cemetery Road, Sheridan, WY 82801, all such right, title, interest, property, possession, claim and demand, including any after-acquired title as Grantor has or ought to have, in or to all the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming.

Section 28: All that portion of the SE1/4SW1/4 lying south of the north line of said SE1/4SW1/4 and north of the north line of Sparrow Hawk Hill Two Subdivision and Sparrow Hawk Hill Three Subdivision to the City of Sheridan, Sheridan County, Wyoming.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto the said Grantee and Grantee's heirs and assigns, to his and their own proper use and behoof forever. So that neither Grantor nor any other person in Grantor's name or behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

DATED this 22 day of March, 2005.

Sheridan Venture Company

By: [Signature]
Thomas R. Hoyt,
Managing Partner

CHERYL BOHG - CLERK
NOTARY PUBLIC
STATE OF COLORADO

State of Colorado)

County of Boulder)ss

The foregoing instrument was acknowledged before me by Thomas R. Hoyt, Managing Partner of Sheridan Venture Company, this 22 day of March, 2005.

Witness my hand and official seal.

CHERYL BOHG - CLERK
NOTARY PUBLIC
STATE OF COLORADO

[Signature]
Notary Public

My Commission Expires

2/9/2008

Deed

Sheridan Heights Ranch, LLC ("Grantor") of Sheridan County, Wyoming transfers and conveys to System Land, LLC ("Grantee") whose address is 13 Cemetery Road, Sheridan, Wyoming 82801 the following described property situate in Sheridan County, Wyoming:

Township 56 North, Range 84 West, 6th P.M.

Section 20: N/2SE/4, NE/4SW/4,
SE/4NW/4, SW/4NE/4

Section 21: SW/4SW/4, NE/4SW/4 and
a tract of land situate in the
SE/4SW/4 described as follows:

Beginning at the Southwest Corner of said Quarter Section
thence East along Section line a distance of 282 feet,
thence North a distance of 227 feet,
thence North 36°43' East a distance of 95 feet;
thence North a distance of 80 feet,
thence North 58°00' West a distance of 400 feet to the west line of said
Quarter Section
thence South along said West line a distance of 600 feet to the point of
beginning, containing an area of 3.5 acres, more or less, including
public rights of way

Section 28: W/2NW/4 and the West 5 acres of the NE/4NW/4, and
all of the N/2SW/4 lying north and west of Big Goose
County Road

Section 29: N/2, N/2SE/4, NE/4SW/4 excepting therefrom those tracts
of land conveyed to the City of Sheridan and that tract of land
described in the deed recorded in Book P of Deeds at Page 52

Section 30: S/2NE/4, that part of the N/2SE/4 described as follows:

Beginning at the East quarter corner of said Section;
thence South along Section line 640 feet;
thence West 725 feet;
thence North 42°26' West a distance of 772 feet;
thence West 675 feet;
thence South 895 feet;
thence West 732 feet to the center line of said Section, thence North
along said Section line 920 feet, more or less, to the center of said
Section, thence East to the point of beginning.

Together with all buildings, improvements and fixtures situate thereon and all water
and water rights, ditches and ditch rights appertaining thereto.

Dated this 21 day of March, 2003.

Sheridan Heights Ranch, LLC

By: Donald H. Roberts
Donald H. Roberts, Manager

By: Donald B. Roberts
Donald B. Roberts, Manager

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 21st day of March, 2003 by Donald H. Roberts, Manager of Sheridan Heights Ranch, LLC.

Witness my hand and official seal.



Lindsey Hamilton
Notary Public
My Commission Expires: October 18, 2006

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 21st day of March, 2003 by Donald B. Roberts, Manager of Sheridan Heights Ranch, LLC.

Witness my hand and official seal.



Lindsey Hamilton
Notary Public
My Commission Expires: October 18, 2006