

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten (\$10.00) or more Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROBERT E. WAY and MARGUERITTE D. WAY**, husband and wife, of Sheridan, Wyoming, as Grantors, do hereby grant, sell and convey to **WAY OIL COMPANY, INC., a Wyoming Corporation**, whose address is 420 Crook Street, P.O. Box 811, Sheridan, WY 82801, as Grantee, all of Grantors' right, title and interest in and to the following described real estate situate in Sheridan County, Wyoming, to-wit:

TRACT NO. 1:

A tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 56 North, Range 84 West of the 6th P.M., City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located West, 153.9 feet and North, 18.8 feet from the southwest corner of Block 51 of the Sheridan Land Co. Addition to the City of Sheridan, said point also being located 28 feet northeast radially distant from the center line of the grantor's main track, 20.0 feet northwest as measured along said center line of the main tract from its intersection with the north line of "A" Street produced west, said point being 10 feet northeast radially distant from the center line of grantor's track number 19; thence southeasterly along a line parallel and concentric with the said center line of track number 19, a distance of 180 feet; thence North 56°43' East, 39.2 feet to a point in the center line of Crook Street extended, 50 feet south of the intersection of the said center line of Crook Street and the south line of "A" Street; thence north along the said center line of Crook Street extended 50.0 feet to the said south line of "A" Street; thence west along the said south line 40.0 feet to the west line of Crook Street, said line being 200 feet perpendicularly distant east of the west line of said Southwest Quarter of Northwest Quarter of Section 26; thence north along the west line of Crook Street, 88.8 feet to a point opposite the point of beginning a line drawn east parallel with the north line of said "A" Street, thence west, 73.9 feet to the point of beginning aforesaid.

TRACT NO. 2:

That part of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 27, Township 56 North, Range 84 West of the Sixth Principal Meridian, City of Sheridan, County of Sheridan, State of Wyoming, and described as follows:

Beginning at the intersection of the East line of Broadway Street and the East extension of the North line of First Street in the said City of Sheridan; thence North along the said East line of Broadway Street, 186 feet; thence East at a right angle from said Broadway Street, 125 feet, more or less, to a point 5

feet Northeasterly at a right angle from the center line of pole line that crosses the premises in a Northwesterly and Southeasterly direction; thence Southeasterly along a line parallel with said pole line to the said East extension of the North line of First Street at a point 155 feet, more or less, East of the point of beginning; thence West to the point of beginning.

Together with all easements and rights of way appurtenant to any of the above described property and subject to all reservations, exceptions and restrictions of record.

Grantors release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Grantors do hereby specially warrant to Grantee, its successors and assigns, the premises described herein and merchantable fee title thereto against every person or entity claiming or to claim the same or any part thereof by, through or under Grantors, but not otherwise. This conveyance and special warranty are subject to any existing surface leases and all easements, reservations, exceptions and rights-of-way of record. Grantors do not warrant any mineral rights.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed this 15th day of May, 1998.

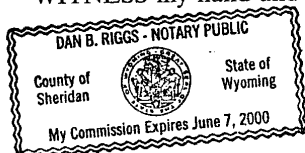
Robert E. Way
ROBERT E. WAY

Marguerite D. Way
MARGUERITTE D. WAY

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing Special Warranty Deed was acknowledged before me this 1st day of May, 1998, by ROBERT E. WAY and MARGUERITTE D. WAY, husband and wife.

WITNESS my hand and official seal.



Dan B. Riggs
Notary Public

My Commission Expires: 6/7/00