

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that SHERRY HARMS and Berva Brock, Successor Co-Trustees of the Shirley Anne Poston Revocable Trust Agreement dated October 28, 2004 ("Grantors") for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, convey and warrant unto SHERRY HARMS and Berva Brock, as tenants in common, ("Grantees"), that certain real property situate in <sup>Sheridan</sup> Johnson County, Wyoming, more fully described on Exhibit "A" attached hereto.

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

DATED this 2<sup>nd</sup> day of May 2005.

Sherry Harms  
 Sherry Harms, Successor Co-Trustee  
 of the Shirley Anne Poston Revocable Trust  
 Agreement dated October 28, 2004

Berva Brock  
 Berva Brock, Successor Co-Trustee of the  
 of the Shirley Anne Poston Revocable Trust  
 Agreement dated October 28, 2004

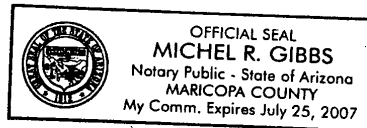
STATE OF ARIZONA )  
 )ss.  
 County of Maricopa )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of May, 2005 by Sherry Harms, Successor Co-Trustee of the Shirley Anne Poston Revocable Trust Agreement dated October 28, 2004.

Witness my hand and seal.

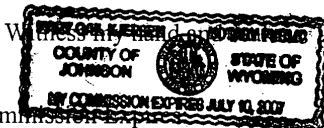
Michel R. Gibbs  
 Notary Public

My commission expires: July 25, 2007



STATE OF WYOMING )  
 )ss.  
 County of Johnson )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2005 by Berva Brock, Successor Co-Trustee of the Shirley Anne Poston Revocable Trust Agreement dated October 28, 2004.



Mary Chioferson  
 Notary Public

My Commission Expires

039821

STATE OF WYOMING }  
 COUNTY OF JOHNSON } ss.

This instrument was filed for record on 06-07-2005  
 at 4:15 P.M., and was duly recorded on 06-07-2005 page  
386-387, Fee \$ 11.00

By Audrey Koltiska ASST. Deputy

## EXHIBIT "A"

Real property and improvements situate in the County of Sheridan, State of Wyoming as follows:

### PARCEL I

A tract of land located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  and the S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 14, T53N, R81W, of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the West Quarter Corner of Said Section 14; thence along the west line of said Section 14, N2°26'05" E, 1496.29 feet to a point on the south right of way line of U.S. Highway No. 14; thence along said south right of way S70°28'13"E, 166.01 feet; thence continuing along said south right of way along a curve to the right having a radius of 1587.02 feet, a central angle of 20°58'25" an arc length of 580.94 feet, with chord bearing and distance S59°59'00"E, 577.70 feet; thence continuing along said south right of way S49°29'48"E, 1178.11 feet; thence continuing along said south right of way along a curve to the left having a radius of 1687.02 feet, a central angle of 27°10'14", an arc length of 800.01 feet, with chord bearing and distance S63°04'55"E, 792.54 feet; thence S89°20'49" W, 2322.87 feet to the West Quarter Corner of said Section 14 and the point of beginning.

### PARCEL II

Township 53 North, Range 81 West, 6th P.M., Sheridan County, Wyoming  
Section 15: E $\frac{1}{2}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$

Together with all improvements situate thereon and all easements and appurtenances belonging thereto.

Subject to all restrictions, reservations, easements and covenants of sight and of record.

Together with all water, water rights, water wells, water permits, ditches, ditch rights, reservoirs appurtenant to and applicable to said real property, and any and all other appurtenances to said real property.

Together with all coal, oil, gas, uranium, fissionable and fusionable materials and all other minerals and mineral rights, royalties and royalty rights of every kind and character s owned or hereafter acquired by Sellers contained in and underlying the above described lands together with the right to enter thereon for the purpose of drilling for, exploring, mining (by underground, surface, strip, open pit, solution or any other mining method now or hereafter known) the above described minerals and the right to use as much of the surface as may be necessary for such purposes, provided the owner of the surface is reasonably compensated for any damage done thereto.

LESS AND EXCEPTING THEREFROM the following:

Township 53 North, Range 81 West, 6th P.M., Sheridan County, Wyoming

Section 15: W1/2E1/2SW1/4