

## WARRANTY DEED

WillTy, Inc., a Wyoming corporation, grantor, of Sheridan County, Wyoming,  
CONVEYS and WARRANTS TO Roger G. St. Clair, a single person, grantee, the following  
described real estate situate in Sheridan County, Wyoming, to-wit:

A tract of land located in the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 28, Township 55 North,  
Range 84 West of the 6<sup>th</sup> P.M. Sheridan County, Wyoming being more particularly  
described as follows:

Beginning at the NW corner of said S $\frac{1}{2}$ NW $\frac{1}{4}$ , thence along the northerly line  
of said S $\frac{1}{2}$ NW $\frac{1}{4}$ , N89°30'51"E, 1344.89 feet; thence leaving said northerly  
line, S01°03'46"E, 1134.78 feet; thence N89°54'04"W, 1358.93 feet to the  
westerly line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ ; thence along said westerly line, N0°21'22"W,  
1120.86 feet to the point of beginning.

Grantor hereby reserves unto itself, its heirs, successors in interest and assignees, as  
owner of the adjoining real property, an access and utility easement over, across and  
upon portions of the above described parcel located in the S $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section  
28, said easement being located 15 feet north of the following described line:

Beginning at a point on the west line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ , said point being  
located N0°21'22"W, 214.41 feet from the Southwest corner of S $\frac{1}{2}$ NW $\frac{1}{4}$ ,  
thence S89°54'04"E, 1358.93 feet to the point of ending, lengthening or  
shortening the boundary of said easements to intersect property lines.

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

This conveyance is made subject to all reservations, restrictions, easements, rights-of-  
way and covenants of record.

Grantor makes this conveyance for and in consideration of One Dollar (\$1.00), and other good  
and valuable consideration, in hand paid, receipt whereof is hereby acknowledged. Grantee's  
address is Box 561 Big Horn WY 82833

WITNESS my hand this 9<sup>th</sup> day of Sept. 2005.

WillTy, Inc., a Wyoming corporation

By: Brian A. MacCarty  
Brian A. MacCarty, President

(SEAL)

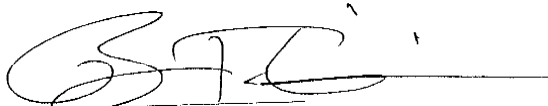
Attest:

Brian A. MacCarty  
Office: Secretary

STATE OF Wy  
 COUNTY OF Sheridan : SS

On this 9<sup>th</sup> day of Sept. 2005, **Brian A. MacCarty** personally appeared before me, Brian T. Kinnison, a Notary Public within and for the aforesaid County and State; he is known to me to be the said **Brian A. MacCarty**. After being duly sworn upon oath, he did acknowledge that he was the President of **WillTy, Inc., a Wyoming corporation**; he acknowledged that he executed the within and foregoing instrument, that the seal affixed thereto is the corporate seal of **WillTy, Inc., a Wyoming corporation**, or that the corporation has no seal, that the same was signed on behalf of said corporation by the authority of the board of directors, or trustees thereof, and that the same is the free act and deed of said corporation.

WITNESS my hand and official seal.

  
 Notary Public

My Commission Expires: 5-13-06

