

WARRANTY DEED

GARY L. STANTON and PEGGY M. STANTON, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEEES, JAMES A. MICKELSON and NANCY L. MICKELSON, husband and wife, as tenants by the entirety, whose address is 360 Meade Creek 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 easements and appurtenances appertaining thereunto, including any and all water rights, reservoir rights, ditches and ditch rights.

WITNESS our hands this 25 day of Sept., 1997.

Gary L. Stanton
Gary L. Stanton

Peggy M. Stanton
Peggy M. Stanton

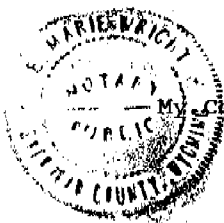
STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Gary L. Stanton and Peggy M. Stanton, this 25 day of Sept., 1997.

Witness my hand and official seal.

E. Marie Wright
Notary Public

My Commission Expires 6-18-2000



LEGAL DESCRIPTION

A tract of land situated in the North $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 32, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described as follows:

Commencing at the southeast corner of said North $\frac{1}{2}$ SE $\frac{1}{4}$; thence S89°51'04"W, 270.15 feet along the south line of said North $\frac{1}{2}$ SE $\frac{1}{4}$ to the POINT OF BEGINNING of the herein described tract (Plastic Cap per L.S. 3892), said point being the southeast corner of a tract of land described in Book 276 of Deeds, Page 253; thence S89°51'04"W, 1181.83 feet along the south line of said tract described in Book 276 of Deeds, Page 253 to a point, said point being the southeast corner of a tract of land described in Book 313 of Deeds, Page 376; thence S89°51'04"W, 111.83 feet along the south line of said tract described in Book 313 of Deeds, Page 376 to a point (Aluminum Cap per L.S. 2615); thence N31°31'51"E, 826.74 feet to a point; thence S54°07'42"E, 305.46 feet to a point; thence S73°10'26"E, 76.61 feet to a point, said point lying on the northeasterly line of said tract described in Book 276 of Deeds, Page 253; thence S54°07'42"E, 186.78 feet along said northeasterly line described in Book 276 of Deeds, Page 253 to a point (Plastic Cap per L.S. 3892); thence S00°11'15"E, 212.28 feet along said northeasterly line described in Book 276 of Deeds, Page 253 to a point (Plastic Cap per L.S. 3892); thence S80°24'45"E, 393.34 feet along said northeasterly line described in Book 276 of Deeds, Page 253 to a point (Plastic Cap per L.S. 3892); thence S00°16'58"E, 112.91 feet along the east line of said tract described in Book 276 of Deeds, Page 253 to the POINT OF BEGINNING.