

488290 PERSONAL REPRESENTATIVE DEED
BOOK 457 PAGE 0075
RECORDED 09/24/2004 AT 03:15 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

PERSONAL REPRESENTATIVE'S DEED

FOR AND IN CONSIDERATION of ten or more dollars (\$10.00) and other good and valuable consideration, receipt of which is acknowledged, Marilyn K. Thomas, the duly appointed Personal Representative of the Estate of Louella E. Reinke, Probate No. P01-8-124 in the Sheridan County District Court, as Grantor, hereby conveys and quitclaims in the following described property to James S. Ferries and Laura M. Ferries, husband and wife, whose address is P.O. Box F, Sheridan, Wyoming 82801:

Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 16: N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$

Reserving to Grantor an Irrigation Easement more particularly described as the east 100 feet of the south 30 feet of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$. Said irrigation easement may be used for ditches and pipelines for the irrigation of any adjoining lands and for access to said ditches and pipelines for the purpose of construction, repair and maintenance.

DATED this 13th day of August, 2004.

Marilyn K. Thomas
MARILYN K. THOMAS
Personal Representative of the
Estate of Louella E. Reinke

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing ***Personal Representative's Deed*** was acknowledged before me this 13th day of August, 2004, by Marilyn K. Thomas, Personal Representative of the Estate of Louella E. Reinke
WITNESS my hand and official seal.



Joann M. Bergstrom
Notary Public

My commission expires: March 14, 2006

WARRANTY DEED

THOMAS LAND COMPANY, LLC, a Wyoming limited liability company, Grantor, of Sheridan County, Wyoming, for and in consideration of Ten Dollars (\$10.00) in hand paid, does convey and warrant to **JAMES S. FERRIES and LAURA M. FERRIES**, husband and wife, as tenants by the entirety, Grantees, whose address is 140 Beckton Hall Road, Sheridan, Wyoming 82801, the following described real estate situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

TRACT 1

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the southwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S89°40'54"E, 30.00 feet along the south line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract, said point lying on the east right of way line of Beckton Hall Road (AKA County Road No. 81), Thence N00°01'59"E, 662.28 feet along said east right of way line to a point, said point lying on the south line of a tract of land described in Book 457 of Deeds, Page 75; thence S89°49'35"E, 1292.18 feet along said southerly line to a point, said point being the southeast corner of said tract described in Book 457 of Deeds, Page 75; thence S00°01'50"E, 665.56 feet to a point, said point being the southeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°40'54"W, 156.82 feet along said south line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point; thence N08°31'42"W, 140.07 feet to a point; thence S77°52'00"W, 137.67 feet to a point; thence S08°48'30"E, 110.11 feet to a point, said point lying on said south line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°40'54"W, 997.61 feet along said south line to the **POINT OF BEGINNING** of said tract.

Said tract contains 19.31 acres more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

TRACT 2

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the southeast corner of a tract of land described in Book 457 of Deeds, Page 73, said point being S00°05'37"E, 2006.72 feet from the northeast corner of said Section 16; thence S00°06'11"E, 577.48 feet along the east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to a point, said point being the northeast corner of a tract of land described in Book 385 of Deeds, Page 230; thence N89°46'35"W, 288.90 feet along the northerly line of said tract described in Book 385 of Deeds, Page 230 to a point; thence S61°49'55"W, 225.33 feet along said northerly line to a point; thence S88°10'11"W, 835.87 feet along said northerly line to a point, said point being the northwest corner of said tract described in Book 385 of Deeds, Page 230; thence N00°09'12"E, 47.86 feet along the west line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point, said point being the northwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N00°01'50"W, 665.56 feet along the west line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to a point, said point being the southwest corner of said tract described in Book 457 of Deeds, Page 73; thence S89°49'35"E, 1322.18 feet along the southerly line of said tract described in Book 457 of Deeds, Page 73 to the **POINT OF BEGINNING** of said tract.

Said tract contains 20.10 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

TRACT 3

A tract of land situated in the S½SE¼ of Section 16, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the southeast corner of a tract of land described in Book 382 of Deeds, Page 217, said point lying on the north right of way line of Beckton Hall Road (AKA County Road No. 81) and being N88°30'15"W, 1318.01 feet from the southeast corner of said Section 16; thence N89°48'31"W, 9.86 feet along the southerly line of said tract and said north right of way line to a point, said point being the southwest corner of said tract; thence N89°48'31"W, 1297.35 feet along said north right of way line to a point; thence N00°01'59"E, 1284.65 feet to a point, said point lying on the north line of said S½SE¼; thence S89°44'43"E, 1299.97 feet along said north line to a point, said point lying on the easterly line of said tract described in Book 382 of Deeds, Page 217; thence S00°17'25"E, 1283.25 feet along said easterly line to the **POINT OF BEGINNING** of said tract.

Said tract contains 38.42 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

TRACT 4

A tract of land situated in the E½NW¼ and SW¼NE¼ of Section 21, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the southwest corner of said E½NW¼; thence N00°00'17"E, 1649.66 feet along the west line of said E½NW¼ to a point, said point lying on the southwesterly right of way line of the Big Horn Road (AKA County Road No. 99); thence S44°05'56"E, 1351.36 feet along said southwesterly right of way line to a point; thence S58°57'57"E, 807.53 feet along said southwesterly right of way line to a point; thence S31°02'10"E, 306.92 feet along said southwesterly right of way line to a point, said point lying on the south line of said SW¼NE¼; thence N89°59'48"W, 1790.73 feet along said south line of the a SW¼NE¼ and south line of said E½NW¼ to the **POINT OF BEGINNING** of said tract.

Said tract contains 33.10 acres more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

RESERVING to the Grantor, its successors and assigns, one half (½) of all oil, gas, coal and other minerals presently owned by Grantor, together with the right to enter upon the lands to explore for and remove oil, gas, coal and other minerals.

DATED this 9th day of January, 2006.

THOMAS LAND COMPANY, LLC

By: Marilyn Thomas
Marilyn Thomas - Member/Manager

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

The foregoing document was acknowledged before me this 9th day of January, 2006, by Marilyn Thomas, Member/Manager of Thomas Land Company, LLC.

WITNESS my hand and official seal.



Robert W. Brown
Notary Public

My commission expires:

Jan. 18, 2008

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That:

THOMAS LAND COMPANY, LLC, a Wyoming limited liability company, Grantor, of Sheridan County, State of Wyoming, in consideration of the sum Ten Dollars (\$10.00) and other good and valuable consideration to her in hand paid by JAMES S. FERRIES and LAURA M. FERRIES, whose address is 140 Beckton Hall Road, Sheridan, Wyoming 82801, the receipt whereof is hereby acknowledged and confessed, has remised, released, and forever quitclaimed and by these presents does, for itself, its heirs, executors and administrators, remise, release and forever quitclaim unto the said JAMES S. FERRIES and LAURA M. FERRIES, husband and wife, as tenants by the entirety, their heirs and assigns, forever, all such right, title, interest, property, possession, claim and demand, as it may have or ought to have, in or to all of the following described premises, to-wit:

TRACT 1A

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the southwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N00°01'59"E, 662.21 feet along the west line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point, said point being the southwest corner of a tract of land described in Book 457 of Deeds, Page 75; thence S89°49'35"E, 30.00 feet along the south line of said tract described in Book 457 of Deeds, Page 75 to a point, said point lying on the east right of way line of Beckton Hall Road (AKA County Road No. 81); thence S00°01'59"W, 662.28 feet along said east right of way line to a point, said point lying on the south line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°40'54"W, 30.00 feet along said south line to the POINT OF BEGINNING of said tract.

Said tract contains 0.46 acres more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

TRACT 3A

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the south quarter corner of said Section 16; thence N00°01'59"E, 1314.68 feet along the west line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to the northwest corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence S89°44'43"E, 30.00 feet along the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to a point, said point lying on the east right of way line of Beckton Hall Road (AKA County Road No. 81); thence S00°01'59"W, 1284.65 feet along said east right of way line to a point, said point lying on the north right of way line of said Beckton Hall Road (AKA County Road No. 81); thence S89°48'31"E, 1297.35 feet along said north right of way line to a point, said point lying on the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence S00°03'53"E, 30.00 feet along said east line to a point, said point being the southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ and lying on the centerline of said Beckton Hall Road (AKA County Road No. 81); thence N89°48'31"W, 1327.40 feet along said south line and said centerline to the POINT OF BEGINNING of said tract.

Said tract contains 1.80 acres more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

TRACT 3B

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the north quarter corner of said Section 21; thence S89°48'31"E, 1327.40 feet along the north line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ and centerline Beckton Hall Road (AKA County Road No. 81) to a point; said point being the northeast corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S00°04'36"W, 30.00 feet along the east line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point, said point lying on the south right of way line of said Beckton Hall Road (AKA County Road No. 81); thence N89°48'31"W, 1327.42 feet along said south right of way line to a point, said point lying on the west line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N00°06'31"E, 30.00 feet along said west line to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.91 acres more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

TRACT 4A

A tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the southwest corner of a tract of land described in Book 382 of Deeds, Page 195, said point being S89°59'48"E, 1860.76 feet from the southwest corner of said E $\frac{1}{2}$ NW $\frac{1}{4}$; thence N89°59'48"W, 70.03 feet along the south line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point, said point lying on the southwesterly right of way line of the Big Horn Road (AKA County Road No. 99); thence N31°02'10"W, 306.92 feet along said southwesterly right of way line to a point; thence N58°57'57"W, 807.53 feet along said southwesterly right of way line to a point; thence N44°05'56"W, 1351.36 feet along said southwesterly right of way line to a point, said point lying on the west line of said E $\frac{1}{2}$ NW $\frac{1}{4}$; thence N00°00'17"E, 975.86 feet along said west line to a point; thence S89°59'43"E, 43.22 feet to a point, said point being the northwest corner of said tract described in Book 382 of Deeds, Page 195 and lying on the east right of way line of said Big Horn Road (AKA County Road No. 99); thence S00°27'02"W, 926.83 feet along the west line said tract described in Book 382 of Deeds, Page 195 and east right of way line to a point; thence S44°05'56"E, 1353.70 feet along said westerly line of said tract described in Book 382 of Deeds, Page 195 and northeasterly line of said Big Horn Road (AKA County Road No. 99) to a point; thence S58°57'57"E, 814.62 feet along said westerly line and said northeasterly right of way line to a point; thence S31°02'10"E, 357.95 feet along said westerly line and said northeasterly right of way line to the **POINT OF BEGINNING** of said tract.

Said tract contains 4.30 acres more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

TRACT 4B

A tract of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 21, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the southeast corner of said W $\frac{1}{2}$ NW $\frac{1}{4}$; thence N00°00'17"E, 288.00 feet along the east line of said W $\frac{1}{2}$ NW $\frac{1}{4}$ to **POINT OF BEGINNING** of said tract, said point lying on a fence line; thence N01°24'05"W, 296.92 feet along said fence line to a point; thence N00°25'00"W, 1080.57 feet along said fence line to a point, said point lying on the southwesterly right of way line of the Big Horn Road (AKA County Road No. 99); thence S44°05'56"E, 21.89 feet along said southwesterly right of way line to a point, said point lying on said east line of the W $\frac{1}{2}$ NW $\frac{1}{4}$; thence S00°00'17"E, 1361.66 feet along said east line of the W $\frac{1}{2}$ NW $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.30 acres more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

TRACT 4C

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the northwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21; thence N89°59'48"W, 7.07 feet along the north line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the POINT OF BEGINNING of said tract, said point lying on a fence line; thence S01°24'05"E, 44.10 feet along said fence line to a point; thence S89°13'52"E, 814.49 feet along said fence line to a point; thence N89°49'19"E, 986.16 feet along said fence line to a point, said point lying on the southwesterly right of way line of the Big Horn Road (AKA County Road No. 99); thence N31°02'10"W, 34.89 feet along said southwesterly right of way line to a point; said point lying on the north line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence N89°59'48"W, 1783.66 feet along said north line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and north line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the POINT OF BEGINNING of said tract.

Said tract contains 1.42 acres more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

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 JAMES L. FERRIES and LAURA M. FERRIES, husband and wife, their heirs and assigns. So that neither THOMAS LAND COMPANY, LLC nor any other person in its name or behalf shall or will hereafter claim or demand any right or title to the premises or any part thereof, but it and every one of them shall by these presents be excluded and forever barred.

RESERVING to Grantor, its successors and assigns, one half ($\frac{1}{2}$) of all oil, gas, coal and other minerals presently owned by Grantor, together with the right to enter upon the lands to explore for and remove oil, gas, coal and other minerals.

In Witness Whereof, THOMAS LAND COMPANY, LLC has executed this Quitclaim Deed this 9th day of January, A.D., 2006.

THOMAS LAND COMPANY, LLC

By: Marilyn Thomas
Marilyn Thomas - Member/Manager

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 9th day of January, 2006, by Marilyn Thomas, Member/Manager of Thomas Land Company, LLC.

WITNESS my hand and official seal.



Robert W. Brown
Notary Public

My commission expires:

Jan. 18, 2008