

WARRANTY DEED

James W. Cooley, a married person dealing in his sole and separate property, grantor, of Sheridan County, Wyoming, CONVEYS and WARRANTS TO Russel J. Cooley and Sandra A. Cooley, husband and wife, as tenants by the entireties with full rights of survivorship, grantees, the following described real estate, to-wit:

A tract of land located in the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 31, Township 58 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the north line of a tract of land as described in Sheridan County Book 473 of Deeds at Page 777, said point being located N 26°12'19"W, 1158.39 feet from the Center Quarter (C $\frac{1}{4}$) Corner of said Section 31; thence along said north line N 89°48'04"W, 417.42 feet to the northwest corner of said tract; thence along the west line of said tract S 0°29'29"W, 417.43 feet; thence S 89°48'04"E, 417.42 feet; thence N 0°29'29"E, 417.43 feet to the point of beginning.

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 hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming; he 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.

Grantees' address is PO Box 492 - Ranchester.

WITNESS my hand this 5 day of 10 2006.

James W. Cooley
 James W. Cooley

STATE OF WYOMING)
) : SS
 COUNTY OF SHERIDAN)

James W. Cooley acknowledged the foregoing instrument before me, this 10th day of May 2006.

WITNESS my hand and official seal.

Jodi C. Ilgen
 NOTARY PUBLIC

My Commission Expires: 1/10/2009

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