

WARRANTY DEED

James W. Cooley, a married person dealing in his sole and separate property, grantor, of Sheridan County, Wyoming, CONVEYS and WARRANTS TO Keith R. Cooley, a married person as his sole and separate property, grantee, the following described real estate situate in Sheridan County, Wyoming, to-wit:

A tract of land located in the South Half of the Northeast Quarter (S½NE¼) 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 east line of a tract of land as described in Sheridan County Book 473 of Deeds at Page 777, said point being located S 89°48'04"E, 1446.35 feet and then N0°05'21"W, 39.16 feet form the Center Quarter (C¼) Corner of said Section 31; thence N 62°21'16"W, 448.54 feet; thence N 52°10'03"W, 315.05 feet; thence N 81°53'49"W, 299.21 feet; thence N0°11'56"E, 558.13 feet to the north line of that tract as described in Book 473, Page 777; thence along said north line S 89°48'04"E, 934.65 feet to a point on the east line of said tract; thence along said east line S 0°22'46"E, 839.25 feet; thence continuing along said east line S 0°05'21"E, 159.19 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.

Grantee's address is PO Box 635 - Ranchester Wy 82839

WITNESS my hand this 10th day of May 2006.

James W. Cooley
 James W. Cooley

STATE OF WYOMING)
) : SS
 COUNTY OF SHERIDAN)

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

WITNESS my hand and official seal.

Jodi C. Ilgen
 NOTARY PUBLIC

My Commission Expires: 11/01/2009



WARRANTY DEED Keith Cooley