

RECORDED APRIL 11, 1997 BK 385 PG 416 NO 252736 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

C.S.C. LAND COMPANY, L.L.C., a Wyoming Limited Liability Company, GRANTOR, 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 GRANTEES, MATTHEW J. CHERNI and DIANE CHERNI, husband and wife, as tenants by the entirety, whose address is P.O. Box 102, Dayton, WY 82836, 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:

A tract of land situated in the NW1/4NW1/4, S1/2NW1/4 and N1/2SW1/4 of Section 11, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 0°31'55" W a distance of 3206.8 feet from the Southwest corner of said Section 11, the point of beginning being on the Northerly right-of-way line of Highway 87; thence N 0°31'55" W for a distance of 351.14 feet; thence N 51°53'35" E for a distance of 477.91 feet; thence S 26°53'45" E for a distance of 45.66 feet; thence N 52°35'05" E for a distance of 515.06 feet; thence S 50°39'25" E for a distance of 847.64 feet; thence S 55°09'35" E for a distance of 95.31 feet; thence S 77°50'35" E for a distance of 45.3 feet; thence S 15°24'20" W for a distance of 1105.62 feet to a point on the Northerly right-of-way line of Highway 87; thence along said right-of-way line on a bearing of N 59°48' W for a distance of 1488.96 feet to the point of beginning.

Said tract of land contains 35.00 acres.

TOGETHER WITH all buildings, improvements and fixtures situate thereon, and any and all easements, appurtenances, ditches, ditch rights, water easements, water and water rights, reservoirs and reservoir rights belonging to, adjudicated to, located on or used in connection with the above-described lands, and with all coal, oil, gas and other minerals presently owned by Grantors in and under, and that may be produced from, the above-described lands.

SUBJECT, HOWEVER, to all easements, reservations, restrictions, covenants and rights-of-way of record.

WITNESS my hand this 11th day of April, 1997.

C.S.C. Land Company, L.L.C.

By: Matthew J. Cherni
Matthew J. Cherni
Manager

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

On this 11th day of February, 1997, before me personally appeared Matthew J. Cherni, to me personally known, who, being by me duly sworn, did say that he is the Manager of C.S.C. LAND COMPANY, L.L.C., a Wyoming Limited Liability Company, and that said instrument was signed on behalf of said Limited Liability Company, by authority of its members, and said Matthew J. Cherni acknowledged said instrument to be the free act and deed of said Limited Liability Company.

Given under my hand and notarial seal this 11th day of April, 1997.


Notary Public

My Commission Expires: July 1, 1998