

WARRANTY DEED

C.S.C. LAND COMPANY, L.L.C., a Wyoming limited liability company, hereinafter referred to as Grantor, for valuable consideration, CONVEYS AND WARRANTS to **WALTON F. SMITH and RITA CHERNI SMITH, husband and wife, as tenants by the entirety**, whose address is P. O. Box 787, Ranchester, Wyoming 82839, Grantees, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A", attached hereto and by reference incorporated herein.

DATED this 6 day of April, 2005.

C.S.C. LAND COMPANY, L.L.C., a Wyoming limited liability company

By: Matthew J. Cherni
Matthew J. Cherni
Manager

STATE OF WYOMING)
: SS.
COUNTY OF SHERIDAN)

On this 6th day of April, 2005, 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 Matthew J. Cherni acknowledged such instrument to be the free act and deed of said limited liability company.

Given and under my hand and notarial seal this 6th day of April, 2005.



Mary Brezik-Fisher
Notary Public

My Commission Expires: Aug. 21, 2006

EXHIBIT "A"
TO WARRANTY DEED
DATED APRIL 6, 2005

GRANTOR: C.S.C. LAND COMPANY, L.L.C.

GRANTEES: WALTON F. SMITH AND RITA CHERNI SMITH

LEGAL DESCRIPTION:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ 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 S 0°18'52" W a distance of 3,574.88 feet from the Northeast Corner of said Section 11; thence S 0°18'52" W for a distance of 1,634.31 feet; thence N 59°48'W for a distance of 275.53 feet; thence S 30°12'17" W for a distance of 49.97 feet; thence N 59°48' W for a distance of 1,241.32 feet; thence N 26°36'30" E for a distance of 1,022.88 feet; thence S 89°59'40" E for a distance of 886.95 feet to the point of beginning, together with all improvements situate thereon.

Together also with an easement for access, this easement being more particularly described as follows:

A tract of land situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 11, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming; being 15 feet in width, lying 7.5 feet on each side of a centerline described as beginning at a point which bears S 9°00'37" W a distance of 4,897.59 feet from the Northeast Corner of said Section 11; thence N 19°04'18" E a distance of 824.13 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 213.67 feet, a Central Angle of 36°16'40", an Arc Length of 135.29 feet and a Chord bearing of N 37°12'38" E with Chord distance of 133.04 feet to a point of tangency; thence N 55°20'58" E for a distance of 39.64 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 54.81 feet, a Central Angle of 89°08'55", an Arc Length of 85.28 feet and a Chord bearing of N 10°46'30" E with Chord distance of 76.93 feet to a point of tangency; thence N 33°47'57" W for a distance of 74.43 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 270.84 feet, a Central Angle of 42°22'53", an Arc Length of 200.34 feet and a Chord bearing of N 12°36'31" W with Chord distance of 195.80 feet to a point of tangency; thence N 8°34'56" E for a distance of 26.77 feet to the point of terminus for this centerline, said point of terminus bears S 7°10'54" W a distance of 3,603.06 feet from the Northeast Corner of said Section 11, Township 57 North, Range 86 West.

Subject to all existing rights-of-way, easements, covenants, restrictions and rights of record.

Said tract of land contains 35.00 acres.