

QUITCLAIM DEED

COLLINS RANCH, INC., a Wyoming corporation, Grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and warrants to BRUCE E. COLLINS and MARY JANE COLLINS, husband and wife, Grantees, whose address is P. O. Box 6012, Sheridan, Wyoming 82801, the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

See Exhibit "A" attached hereto.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

TOGETHER with all water and water rights, ditch and reservoir rights adjudicated thereto.

SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 22nd day of December, 1997.

COLLINS RANCH, INC.

By:

Bruce E. Collins
BRUCE E. COLLINS, President

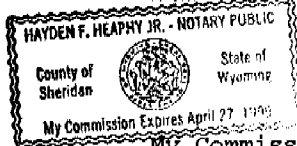
ATTEST:

Thomas P. Dixon
Thomas P. Dixon,
Secretary

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 22nd day of December, 1997, by Bruce E. Collins, President of COLLINS RANCH, INC., a Wyoming corporation.

WITNESS my hand and official seal.



My Commission Expires: _____

Hayden F. Heaphy Jr.
Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION
TRACT B

A TRACT OF LAND LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N87°36'09"W, 450.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N00°48'32"W, 448.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE S87°10'41"W, 455.16 FEET; THENCE N00°00'00"E, 249.24 FEET; THENCE N26°23'51"E, 195.06 FEET; THENCE S87°38'24"E, 253.00 FEET; THENCE N87°56'36"E, 109.60 FEET; THENCE S00°48'32"E, 395.11 FEET; TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 4.056 ACRES, MORE OR LESS.

ALSO INCLUDING PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST AND BEING 10 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

EASEMENT "A" BEGINNING AT A POINT LOCATED N72°53'34"W, 1370.72 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE S86°00'12"E, 138.87 FEET; THENCE N69°15'38"E, 175.55 FEET; THENCE N68°34'46"E, 103.47 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT B.

EASEMENT "B" BEGINNING AT A POINT LOCATED N87°27'09"W, 450.57 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N29°31'59"W, 117.95 FEET; THENCE N32°27'25"W, 157.46 FEET; THENCE N33°46'08"W, 238.83 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT B.

ALSO INCLUDING PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST AND BEING 15 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

EASEMENT "C" BEGINNING AT A POINT LOCATED N82°01'18"W, 455.14 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N28°02'18"W, 27.20 FEET; THENCE N20°59'42"W, 40.38 FEET; THENCE N10°07'41"W, 48.56 FEET; THENCE N05°17'39"W, 203.12 FEET; THENCE N06°29'39"W, 90.04 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT B.