

WARRANTY DEED

Robert M. Barker and Stella Barker, husband and wife, GRANTOR(S), 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(es) hereby CONVEY and WARRANT to the GRANTEE(S), **John M. Smith and Robby B. Smith, husband and wife, as tenants by the entirety**, whose address is 1025 KROE Lane, Sheridan, WY 82801, 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:

See attached Exhibit "A"

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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.

WITNESS our hands this 10th day of February, 2005.

Robert M. Barker
Robert M. Barker

Stella Barker
Stella Barker

State of Wyoming)
)§
County of Sheridan)

The foregoing instrument was acknowledged before me by Robert M. Barker and Stella Barker, this 10th day of February, 2005.

Witness my hand and official seal.

Maureen H. Legerski
Notary Public

My Commission Expires April 26, 2007.



EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 26 (Monumented with a 3-1/4" Aluminum Cap per PLS 6812); thence N74°55'00"W, 2041.82 feet to the **POINT OF BEGINNING** of said tract; thence, N73°11'42"W, 392.37 feet to a point; thence N00°10'26"W, 290.83 feet to a point; thence N89°31'34"E, 375.27 feet to a point; thence S00°10'26"E, 407.37 feet to the **POINT OF BEGINNING** of said tract, said point being N50°22'34"E, 889.19 feet from the center quarter corner of said Section 26 (Monumented with a 3-1/4" Aluminum Cap per PLS 6812).

Said tract contains 3.00 acres of land more or less.
Basis of Bearings is Wyoming State Plane (East Central Zone).

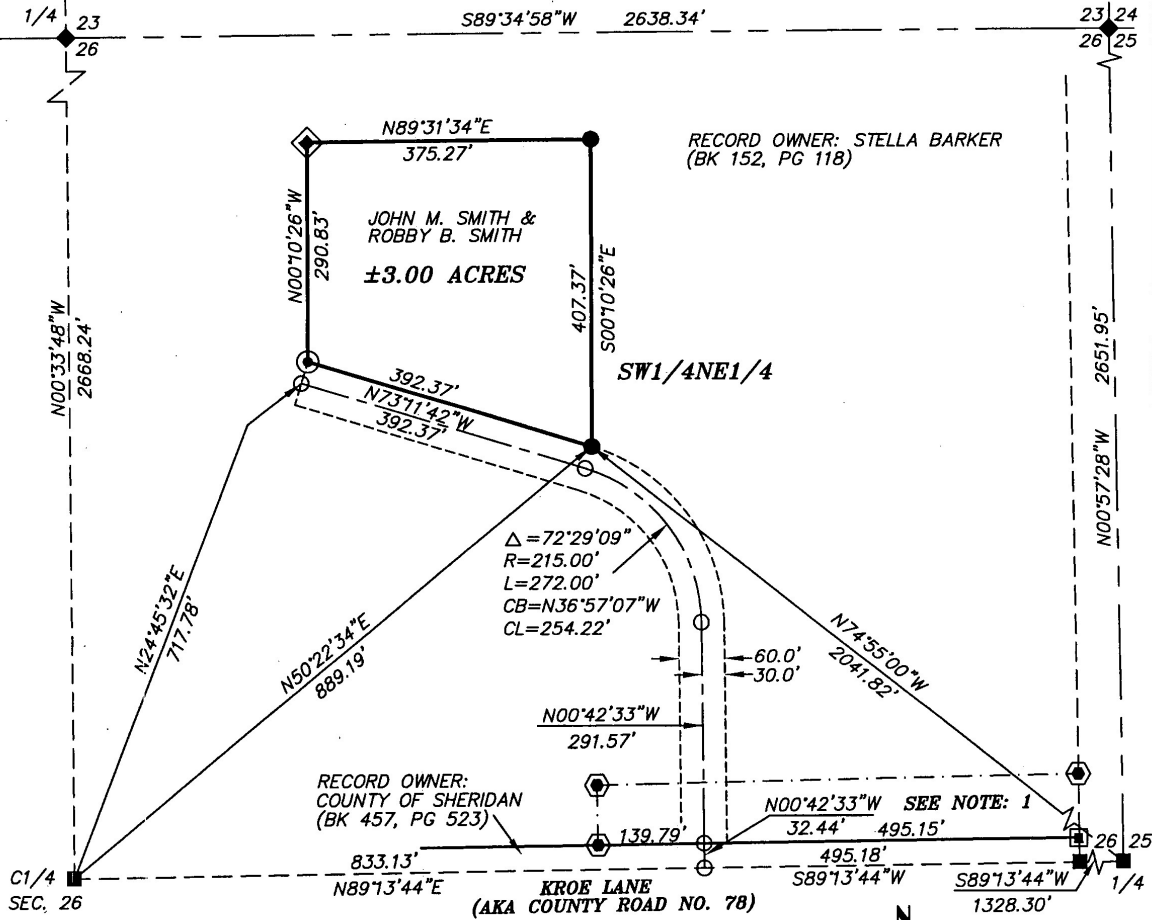
Together with

An access and utility easement sixty (60) feet wide being thirty (30) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the east quarter corner of said Section 26 (Monumented with a 3-1/4" Aluminum Cap per PLS 6812); thence S89°13'44"W, 1823.48 feet along the south line of the NE $\frac{1}{4}$ to a point; thence N00°42'33"W, 32.44 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of a tract of land described in Book 457 of Deeds, Page 523, and the northerly right-of-way line of KROE Lane (A.K.A. County Road No. 78); thence N00°42'33"W, 291.57 feet along said centerline to a point; thence, along said centerline, through a curve to the left having a radius of 215.00 feet, a central angle of 72°29'09", an arc length of 272.00 feet, a chord bearing of N36°57'07"W, and a chord length of 254.22 feet to a point; thence N73°11'42"W, 392.37 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N24°45'32"E, 717.78 feet from the center quarter corner of said Section 26 (Monumented with a 3-1/4" Aluminum Cap per PLS 6812).

Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "B"



LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ⬢ FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- ⬢ FOUND SPIKE/SET 2" ALUMINUM CAP PER PLS 6812
- ⬢ FOUND 2" ALUMINUM CAP PER PLS 6812
- ⬢ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED POSITION: NOTHING FOUND/NOTHING SET
- SECTION LINE
- INTERIOR SECTION LINE
- DEED/PROPERTY LINE
- HIGHWAY RIGHT-OF-WAY EASEMENT LINE
- CENTERLINE OF ACCESS & UTILITY EASEMENT
- ACCESS & UTILITY EASEMENT LINE

SCALE: 1"=200'
BASIS OF BEARINGS IS WYOMING STATE PLANE
(EAST CENTRAL ZONE)
DATUM: NAD 83(1993), NAVD 88 (U.S. FEET)
PAF: 1.000235

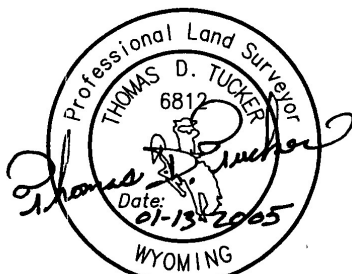
NOTES:

1. RIGHT-OF-WAY EASEMENT: STATE OF WYOMING
(BK 121, PG 332) PARCEL NO. 2
RECORD OWNERS: CHARLES L. & BERTHA M.
SCRUTCHFIELD
2. STELLA BARKER IS THE DAUGHTER OF CHARLES L. &
BERTHA M. SCRUTCHFIELD, (DECEASED).

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF
WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF
A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

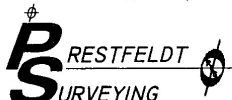


"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B" RECORD OF SURVEY

CLIENT: JOHN SMITH

LOCATION: SW1/4NE1/4, SECTION 26, T56N, R84W,
6TH P.M., SHERIDAN COUNTY, WY.



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 2004131
DN: 2004/2004131D
JANUARY 12, 2005