



WARRANTY DEED

Mary Joan Kramer, Trustee of the Mary Joan Kramer Trust dated November 20, 2003, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Heidrick & Hilleby Properties, LP, a California limited partnership, GRANTEE, whose address is PO Box 6952 Sheridan, WY 82801, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto, and all of Grantors' rights, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights, reservoir permits belonging or in any way appertaining to subject property;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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 my hand this 8 day of May 2013.

Mary Joan Kramer Trust dated
November 20, 2003

Mary Joan Kramer Trustee
Mary Joan Kramer, Trustee
Mary Joan Kramer Trustee

STATE OF CALIFORNIA
)ss.
COUNTY OF ORANGE

This instrument was acknowledged before me on the 8th day of MAY, 2013 by Mary Joan Kramer, Trustee of the Mary Joan Kramer Trust dated November 20, 2003.

WITNESS my hand and official seal.

Manohari Vatsavai
Signature of Notarial Officer
Title: Notary Public

My Commission expires JAN-27th 2016



EXHIBIT "A"

A tract of land situated in the E½E½SW¼, SW¼SE¼ of Section 3, and the NW¼NE¼ of Section 10, Township 55 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 of land being more particularly described as follows:

BEGINNING at the south quarter corner of said Section 3 (Monumented with a 3½" Aluminum Cap Per PLS 6812); thence S89°33'13"W, 644.30 feet along the south line of said Section 3 to a point, said point being the southwest corner of the E½SE½SW¼, also being the southeast corner of a tract of land described in Book 34 of Deeds, Page 203; thence N01°21'44"W, 335.53 feet along the east line of said tract described in Book 34 of Deeds, Page 203, and the west line of said E½SE½SW¼ to a point; thence N89°36'38"E, 30.55 feet along the south line of a tract of land described in Book 389 of Deeds, Page 140 to a point, said point being the southeast corner of said tract described in Book 389 of Deeds, Page 140; thence N00°49'22"W, 959.62 feet along the east line of said tract described in Book 389 of Deeds, Page 140 to a point, said point being the southwest corner of a tract of land described in Book 500 of Deeds, Page 584; thence N73°37'49"E, 268.43 feet along the south line of said tract described in Book 500 of Deeds, Page 584 to a point; thence N39°48'49"E, 30.00 feet along said south line to a point; thence N88°20'32"E, 35.00 feet along said south line to a point; thence S66°35'44"E, 158.00 feet along said south line to a point; thence S29°05'55"W, 112.00 feet along said south line to a point; thence S68°57'29"E, 105.00 feet along said south line to a point; thence N87°15'36"E, 54.00 feet along said south line to a point; thence S59°41'40"E, 80.00 feet along said south line to a point; thence N86°57'30"E, 58.00 feet along said south line to a point; thence S75°05'52"E, 50.00 feet along said south line to a point; thence S46°50'19"E, 62.00 feet along said south line to a point; thence N85°55'22"E, 65.00 feet along said south line to a point; thence N55°21'10"E, 54.00 feet along said south line to a point; thence S84°56'41"E, 71.00 feet along said south line to a point; thence N39°36'33"E, 42.00 feet along said south line to a point; thence S73°35'26"E, 256.00 feet along said south line to a point; thence S37°01'50"E, 85.00 feet along said south line to a point; thence S71°49'07"E, 70.00 feet along said south line to a point; thence S37°17'06"E, 66.00 feet along said south line to a point; thence S75°51'28"E, 116.00 feet along said south line to a point; thence S48°36'59"E, 40.00 feet along said south line to a point; thence N79°48'55"E, 82.00 feet along said south line to a point; thence S78°16'16"E, 100.00 feet along said south line to a point, said point lying on the westerly right-of-way line of Wyoming State Highway No. 332, (AKA Big Horn Avenue); thence, along said westerly right-of-way line of Wyoming State Highway No. 332 through a non-tangent curve to the right, having a central angle of 11°41'39", a radius of 2794.79 feet, an arc length of 570.42 feet, a chord bearing of S24°30'54"W, and a chord length of 569.43 feet to a point; thence S30°21'33"W, 594.09 feet along said westerly right-of-way line to a point, said point lying on the east line of a tract of land described in Book 537 of Deeds, Page 218; thence N00°48'23"W, 235.68 feet along said east line of said tract described in Book 537 of Deeds, Page 218 to a point, said point being the northeast corner of said tract described in Book 537 of Deeds, Page 218; thence S89°10'03"W, 532.89 feet along the north line of said tract described in Book 537 of Deeds, Page 218 to a point, said point being the northwest corner of said tract described in Book 537 of Deeds, Page 218; thence S01°33'29"E, 85.05 feet along the west line of said tract described in Book 537 of Deeds, Page 218 to the POINT OF BEGINNING of said tract.