

## WARRANTY DEED

JBD, Inc., a Wyoming Corporation, (Grantor) of Sheridan County, and State of Wyoming, for and in consideration of consideration Given, CONVEYS AND WARRANTS to JFL LAND COMPANY, a Wyoming limited liability company, (Grantee) whose address is 12 Whitetail Lane, Sheridan, Wyoming 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:

A tract of land situated in the Northwest Quarter of the Southwest Quarter of Section 35, Township 58 North, Range 84 West of the Sixth Principal Meridian, described as follows: Beginning at a point which is 631 feet East and 378.8 feet South from the West Quarter corner of said Section 35, thence East 460 feet, thence South 284 feet, thence West 460 feet, thence North 284 feet, to the point of beginning, containing 3 acres, more or less.

### LESS:

A tract of land situated in the Northwest Quarter of the Southwest Quarter of Section Thirty-five (35), Township Fifty-Six (56) North, Range Eighty-four (84) West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which is 631 feet East and 378.8 feet South from the West quarter corner of said Section Thirty-five (35), thence N 89°07'38"E (along the North line of a tract of land described in Book 307 of Deeds, Page 240) for a distance of 459.57 feet to a point on the East line of Sheridan Avenue; thence S0°01'52"E for a distance of 78.36 feet; thence S89°17'33"W for a distance of 459.08 feet; thence N0°23'W for a distance of 77.04 feet to the point of beginning. Said tract of land contains 0.819 acres.

Together with all buildings and improvements situate thereon, but 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, county, and state subdivision laws.

WITNESS its hand and seal this 14<sup>TH</sup> day of September, 2000.

JBD, INC., a Wyoming Corporation

By: Jim Bede, President  
Jim Bede, President

I swear upon my oath that I am the President of JBD, Inc., and that I signed this deed on behalf of the corporation, under the authority of shareholders of the corporation, and that this act is the free act and deed of the corporation.

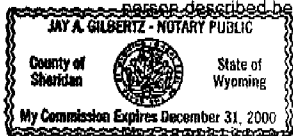
Jim Bede, President  
Jim Bede, President

STATE OF WYOMING )

: ss.

COUNTY OF SHERIDAN )

On this 14<sup>th</sup> day of September, 2000, before me personally appeared Jim Bede, to me known to be the person described herein and who executed the foregoing instrument.



Jay A. Gilbert  
Notary Public

12/31/2000