

## WARRANTY DEED

**Wallop Family Limited Partnership**, a Wyoming limited partnership, for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to **Thomas E. Bernard**, 3851 Industrial Parkway, Nashville, Tennessee 37218, Grantee, the real property located in Sheridan County, Wyoming, and described more fully in **Exhibits A and B** attached hereto (the "Property")

Together with all improvements thereon and all appurtenances thereto,

Together with all water rights, ditch rights, and water well rights appurtenant to or located on the Property,

And together with a perpetual, non-exclusive access and utility easement as described in **Exhibit A**, to benefit and run with the lands described in the first two full paragraphs of Exhibit A and to burden the lands over which it passes as described in the balance of Exhibit A,

Subject to reservations and exceptions in patents from the United States, prior mineral reservations, easements and restrictions, covenants and rights-of-way of record, and unrecorded ditch and utility easements, if any, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records.

Reserving to the Grantor a non-exclusive easement twenty (20) feet in width, from the existing headgate in the Last Chance Ditch, located in Township 54 North, Range 84 West, Section 30: SE1/4NE1/4, to the west boundary of the Grantee's property described herein, along a route consistent with that shown on the attached **Exhibit C** and to be described more specifically by a survey plat to be prepared and filed of record by Grantor on or before September 30, 2010 and only for the purposes of constructing, maintaining and using an underground irrigation pipeline, conveying irrigation water from the Last Chance Ditch to lands owned by the Grantor in Township 54 North, Range 84 West, Section 30: W1/2NE1/4, E1/2NW1/4, which are the benefitted lands.



## LEGAL DESCRIPTION

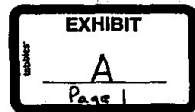
A tract of land being the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ , and a portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 29, and portions of the NE $\frac{1}{4}$  and NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 30, Township 54 North, Range 84 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming, as shown on Record of Survey recorded at the Sheridan County Courthouse in Drawer A plat No. 408; said tract being more particularly described as follows.

**BEGINNING** at the northwest corner of said Section 29 (monumented with a 3-1/4" aluminum cap per PLS 5369); thence N89°20'51"E, 1302.41 feet along the north line of said Section 29 to a 3/4" aluminum cap per PLS 5369 at the northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence S00°30'47"E, 1319.13 feet along the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$  to a 3/4" aluminum cap per PLS 5369 at the southeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence N89°42'06"E, 1305.04 feet along the north line of said S $\frac{1}{2}$ NW $\frac{1}{4}$  to a 3/4" aluminum cap per PLS 5369 at the northeast corner of said S $\frac{1}{2}$ NW $\frac{1}{4}$ ; thence S00°37'35"E, 1327.19 feet along the east line of said S $\frac{1}{2}$ NW $\frac{1}{4}$  to a 3/4" aluminum cap per PLS 5369 at the center quarter corner of said Section 29; thence S89°56'44"E, 669.59 feet along the north line of said W $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$  to a 3/4" aluminum cap per PLS 5369 at the northeast corner of said W $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ ; thence S00°13'05"E, 1309.14 feet along the east line of said W $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$  to a 3/4" aluminum cap per PLS 5369 at the southeast corner of said W $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ ; thence S89°55'17"W, 660.24 feet along the south line of said W $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$  to the southeast corner of said N $\frac{1}{2}$ SW $\frac{1}{4}$  witnessed by a 2" aluminum cap per PLS 5369 bearing N89°55'17"E a distance of 35 feet; thence S89°52'01"W, 1351.47 feet along the south line of said N $\frac{1}{2}$ SW $\frac{1}{4}$  to a 2" aluminum cap per PLS 5369 lying in a fence line; thence N52°39'28"W, 1309.02 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N53°08'11"W, 916.28 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S88°57'44"W, 838.36 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N00°03'33"W, 2603.81 feet along said fence line to a 2" aluminum cap per PLS 5369 lying on the north line of said Section 29; thence N89°44'14"E, 1318.18 feet along said north line to the **POINT OF BEGINNING** of said tract.

Containing 284.44 acres of land more or less.

Also an access and utility easement thirty (30) feet wide, fifteen (15) feet each side of the centerline of an existing road and also a portion of said centerline being part of an existing thirty (30) foot wide access easement described in Book 502 of Deeds, Page 399, situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$  and the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 30, Township 54 North, Range 84 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming, said easement to access the above tract as shown on Record of Survey recorded at the Sheridan County Courthouse in Drawer A plat No. 408; said centerline being more particularly described as follows.

**Commencing** at the northwest corner of said Section 29 (monumented with a 3-1/4" aluminum cap per PLS 5369); thence S89°44'14"W, 1318.18 feet along the north line of said Section 30 to a 2" aluminum cap per PLS 5369 at the northwest corner of above tract; thence S00°03'33"E, 561.13 feet along the west line of said tract to the **POINT OF BEGINNING**, the sidelines of said easement to be prolonged or shortened to begin on said west line; thence S42°08'45"W, 166.54 feet along said centerline to a point; thence S57°31'55"W, 96.39 feet along said centerline to a point; thence S52°02'24"W, 154.52 feet along said centerline to a point; thence S41°19'09"W, 314.22 feet along said centerline to a point; thence S28°11'03"W, 148.84 feet along said centerline to a point; thence S20°32'43"W, 153.30 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 50.00 feet, a central angle of 97°13'35", an arc length of 84.85 feet, a chord bearing of S69°09'31"W, and a chord length of 75.03 feet to a point; thence N62°13'41"W, 97.51 feet along said centerline to a point; thence N48°40'35"W, 113.79 feet along said centerline to a point; thence N26°08'35"W, 130.44 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 60.00 feet, a central angle of 101°04'50", an arc length of 105.85 feet, a chord bearing of N76°41'00"W, and a chord length of 92.65 feet to a point; thence S52°46'35"W, 115.26 feet along said centerline to a point; thence S42°24'48"W, 92.04 feet along said centerline to a point; thence S36°50'56"W, 235.43 feet along said centerline to a point; thence S40°47'21"W, 129.58 feet along said centerline to a point on the centerline of said existing easement described in Book 502 of Deeds, Page 399; thence S52°52'47"W, 89.06 feet along said



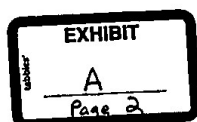
existing centerline to a point; thence S63°30'42"W, 113.29 feet along said existing centerline to a point; thence S45°27'33"W, 424.21 feet along said existing centerline to a point; thence S55°40'34"W, 31.89 feet along said existing centerline to a point; thence S74°50'31"W, 25.40 feet along said existing centerline to a point to the **POINT OF TERMINUS** of said centerline being the **POINT OF BEGINNING** of said easement described in Book 502 of Deeds, Page 399, being S17°05'14"W, 2044.62 feet from the north quarter corner of said Section 30 (monumented with a set marked granite stone).

Also that portion of an access easement described in Book 352 of Deeds, Page 556, being thirty (30) feet wide, lying fifteen (15) feet each side of the centerline of an existing access road situated in Section 30, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the centerline of said easement described in Book 352 of Deeds, Page 556, being more particularly described as follows:

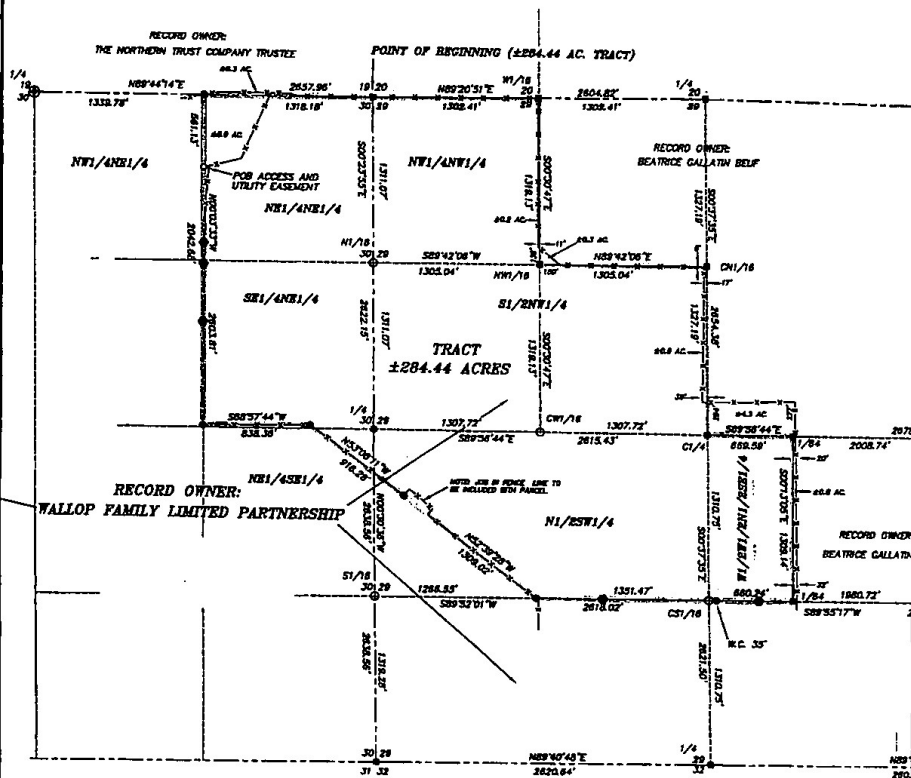
Commencing at the north quarter corner of said Section 30 (monumented with a set marked granite stone); thence S71°38'47"W, 1616.34 feet to the **POINT OF BEGINNING** of the herein described easement, said point lying on the centerline of the Little Goose Canyon Road, (AKA County Road No. 77); thence S32°15'48"E, 54.40 feet along said existing access road centerline to a point; thence S43°57'38"E, 59.80 feet along said centerline to a point; thence S73°28'59"E, 192.78 feet along said centerline to a point; thence N89°46'54"E, 123.17 feet along said centerline to a point; thence S81°21'16"E, 458.80 feet along said centerline to a point; thence S61°12'43"E, 77.01 feet along said centerline to a point; thence S37°25'12"E, 63.93 feet along said centerline to a point; thence S17°03'57"E, 323.34 feet along said centerline to a point; thence S06°21'07"E, 94.42 feet along said centerline to a point; thence S07°09'59"W, 120.85 feet along said centerline to a point; thence S18°31'22"W, 317.43 feet along said centerline to a point; thence S11°55'54"W, 96.47 feet along said centerline to a point; thence S09°55'15"E, 200.12 feet along said centerline to a point; thence S19°19'32"W, 69.73 feet along the centerline of said access easement to the **POINT OF TERMINUS** of said easement described in Book 352 of Deeds, Page 556, said point being S17°09'54"W, 2083.10 feet from said north quarter corner Section 30.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.  
Distances are adjusted to surface by a datum adjusted factor of 1.000246811.

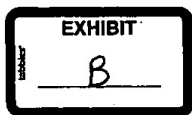
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TRACT IN SECTIONS 29 AND 30, TOWNSHIP 54 NORTH, RANGE 84 WEST  
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



CLIENT: CANYON RANCH  
LOCATION: SECTIONS 29 AND 30, T54N, R84W,  
6TH P.M., SHERIDAN COUNTY, WYOMING.



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

JN: 93015  
DF: 93/93015-SECTION  
29 BOUNDARY  
NOVEMBER, 2009

