

RECORDED DECEMBER 12, 1985 BK 298 PG 48 NO 945995 MARGARET LEWIS COUNTY CLERK

RECORDED DECEMBER 11, 1985 BK 298 PG 1 NO. 945896 MARGARET LEWIS, COUNTY CLERK

EXCHANGE DEED

PETER MANIGAULT, a single man, of Charleston, South Carolina, Grantor, for and in consideration of Ten and More Dollars (\$10.00+) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to S. K. JOHNSTON, JR., a married man dealing in his sole and separate property, Grantee, whose address is Krystal Building, Suite 600, 100 West 9th Street, Chattanooga, Tennessee 37402, the following described real property situate in Sheridan County and State of Wyoming, to-wit:

Township 54 North, Range 84 West, 6th P.M.,
Sheridan County, Wyoming.

Section 21: That part of the S $\frac{1}{2}$ more particularly described as follows: Beginning at the southeast corner of said Section 21; thence N0°55'31"W, 1800.01 feet along the east line of said S $\frac{1}{2}$ to a point on a fenceline; thence N59°32'37"W, 551.10 feet along said fenceline to a point; thence N73°24'05"W, 245.22 feet along said fenceline to a point; thence S54°49'53"W, 551.48 feet along said fenceline to a point; thence N87°30'30"W, 319.89 feet along said fenceline to a point; thence N56°06'15"W, 99.64 feet along said fenceline to a point; thence S70°24'20"W, 129.71 feet along said fenceline to a point; thence S16°13'57"E, 61.14 feet along said fenceline to a point; thence S62°00'59"W, 385.51 feet along said fenceline to a point; thence S76°28'57"W, 413.10 feet along said fenceline to a point; thence S63°48'22"W, 441.68 feet along said fenceline to a point; thence S40°35'52"W, 552.91 feet along said fenceline to a point; thence S31°42'45"W, 578.30 feet along said fenceline to a point; thence S59°41'15"W, 830.07 feet along said fenceline to a point; thence S36°35'44"W, 67.41 feet along said fenceline to a point on the south line of said S $\frac{1}{2}$; thence N89°12'47"E, 4256.75 feet along said south line to the point of beginning. The above tract contains 136.17 acres more or less.

Section 22: W $\frac{1}{2}$ SE $\frac{1}{4}$; and that part of the SW $\frac{1}{4}$ and S $\frac{1}{2}$ NW $\frac{1}{4}$ more particularly described as follows: Beginning at the southwest corner of said Section 22; thence N0°55'31"W, 1800.01 feet along the west line of said SW $\frac{1}{4}$ to a point on a fenceline; thence S59°32'44"E, 8.57 feet along said fenceline to a point; thence N22°47'34"E, 332.00 feet along said fenceline to a point; thence N68°50'32"E, 265.38 feet along said fenceline to a point; thence N13°30'26"W, 171.13 feet along said fenceline to a point on the south line of a tract described in Book 259 of Deeds, Page 594; thence N70°15'30"E, 481.42 feet along said south line to a point; thence N51°06'29"E, 339.32 feet along said south line to a point; thence N67°38'29"E, 187.60 feet along said south line to a point; thence S44°33'31"E, 213.40 feet along said south line to a point; thence N41°46'27"E, 32.20 feet along said south

line to a point; thence S41°54'32"E, 94.40 feet along said south line to a point; thence S38°38'31"E, 325.80 feet along said south line to a point; thence S76°02'31"E, 208.80 feet along said south line to a point; thence S55°03'34"E, 28.60 feet along said south line to a point; thence S89°54'32"E, 31.40 feet along said south line to a point; thence N58°16'29"E, 320.00 feet along said south line to a point; thence N69°43'30"E, 86.40 feet along said south line to a point; thence N61°54'29"E, 349.67 feet along said south line to a point on the east line of said SW $\frac{1}{4}$; thence S01°05'18"E, 2620.77 feet along said east line to the southeast corner of said SW $\frac{1}{4}$; thence S89°15'38"W, 2612.04 feet along the south line of said SW $\frac{1}{4}$ to the point of beginning. The above tract contains 225.12 acres more or less.

Section 27: NE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, containing 359.42 acres more or less.

Section 28: N $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$, and that part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ more particularly described as follows: Beginning at a point on the north line of said N $\frac{1}{2}$ NW $\frac{1}{4}$; said point being S89°12'47"W, 4256.75 feet from the northeast corner of said Section 28; thence S36°35'43"W, 454.35 feet along a fenceline to a point; thence S65°36'59"E, 755.37 feet along said fenceline to a point; thence S38°39'20"E, 782.21 feet along said fenceline to a point; thence S75°12'45"E, 25.98 feet along said fenceline to a point on the south line of said N $\frac{1}{2}$ NW $\frac{1}{4}$; thence S89°17'04"E, 667.19 feet along said south line to the southeast corner of said N $\frac{1}{2}$ NW $\frac{1}{4}$; thence N0°43'47"E, 1308.05 feet along the east line of said N $\frac{1}{2}$ NW $\frac{1}{4}$ to the northeast corner of said N $\frac{1}{2}$ NW $\frac{1}{4}$; thence S89°12'47"W, 1614.79 feet along the north line of said N $\frac{1}{2}$ NW $\frac{1}{4}$ to the point of beginning. The above tract contains 278.16 acres more or less.

Section 33: NE $\frac{1}{4}$, containing 158.55 acres more or less.

Section 34: N $\frac{1}{2}$ NW $\frac{1}{4}$, containing 79.73 acres more or less.

Total acreage is 1236.15 acres more or less.

TOGETHER with the non-exclusive right to the use and benefit of a road and right of way therefor located in Sections 16 and 17, Township 54 North, Range 84 West, of the 6th P.M. described as follows:

A road right of way 60 feet in width, the center line of which is described as follows: Beginning at a point located North 89°25' East 250 feet from the West One-Quarter corner of said Section 16; thence North 50°30' West 1020 feet to a point; thence North 62°37' West 960 feet to a point; thence North 30°08' West 325 feet to a point; thence North 67° West 291 feet, more or less, to a County Road.

A tract of land located in the NW $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 22, T.54N., R.84W., of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the northerly line of said Section 22 located N89°44'E, 1284.0 feet from a stone at the NW corner of said Section 22, said point being a corner of the tract described in Book 127, page 328; thence along said northerly line, N89°44'E, 1325.1 feet to the N quarter corner of said Section 22; thence along the easterly line of

the $W\frac{1}{2}$ of said Section 22, $S0^{\circ}52' E$, 2676.4 feet to a fence line; thence along said fence line, $S62^{\circ}13'W$, 334.4 feet; thence $S70^{\circ}02'W$, 86.4 feet; thence $S58^{\circ}35'W$, 320.0 feet; thence $N89^{\circ}36'W$, 31.4 feet; thence $N54^{\circ}45'W$, 28.6 feet; thence $N75^{\circ}44'W$, 208.8 feet; thence $N38^{\circ}20'W$, 325.8 feet; thence $N41^{\circ}36'W$, 94.4 feet; thence $S42^{\circ}05'W$, 32.2 feet; thence $N44^{\circ}15'W$, 213.4 feet; thence $S67^{\circ}57'W$, 187.6 feet; thence $S51^{\circ}25'W$, 339.0 feet; thence $S69^{\circ}09'W$, 854.5 feet; thence $N29^{\circ}04'W$, 12.4 feet to the westerly line of said Section 22; thence along said westerly line $N0^{\circ}40'W$, 417.9 feet to a stone at the W quarter corner of said Section 22; thence continuing along said westerly line, $N1^{\circ}17'W$, 1790.0 feet to the southerly line of said tract described in Book 127, Page 328; thence along said southerly line, $N85^{\circ}42'E$, 1272.2 feet; thence $N0^{\circ}17'W$, 771.0 feet to the point of beginning; containing 144.61 acres more or less.


TOGETHER with all of Grantor's right, title and interest in and to that certain Right of Way Easement created by instrument dated March 7, 1984 and recorded March 13, 1984 at Book 283, Page 453, Instrument No. 896461, with the office of the Sheridan County Clerk.

TOGETHER with all fixtures and improvements situate thereon, all minerals, mineral rights and mineral royalty rights owned or hereafter acquired by the Grantor, and all of the Grantor's interest as lessor in existing mineral leases and all executory rights over the minerals and mineral rights described above or underlying the land described above and owned or hereafter acquired by the Grantor, and all water, water rights, ditch, ditch rights, reservoir and reservoir water rights thereunto pertaining, and all easements and other appurtenances necessary or belonging thereto.

This Deed conveys any after-acquired title of Grantor in the above described property. Grantor does not warrant title, exclusive use, quiet enjoyment, express or implied, and no warranties are to be implied by the use of the word "conveys" contained herein.

Grantor does, however, assign unto Grantee all of his rights in warranties of title granted to this Grantor by Charles L. Whiton, Edith L. Whiton and Herman F. Whiton, Jr. in that Warranty Deed dated as of the date of this Deed, and his rights in warranties of title granted to this Grantor by William L. King and Jean D. King in that Warranty Deed dated as of the date of this Deed, wherein the Grantor received title to the above described real property, such assignment being accepted by Grantee herein without any right of recourse as against Grantor.

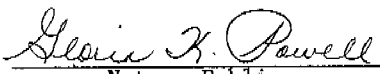
WITNESS my hand this 11th day of December, 1985.


PETER MANIGAULT

STATE OF *Wyoming*)
County of *Sheridan*) ss.

The foregoing instrument was acknowledged before
me this 11th day of December, 1985, by Peter Manigault.

WITNESS my hand and official seal.


Notary Public

My Commission expires: *Nov. 22, 1986*.

