

WARRANTY DEED

ROBERT T. TATE and AILEEN M. TATE, husband and wife, of Sheridan County, Wyoming, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO MIMI S. TATE, a single person, Grantee, whose address is 1091 Beckton Road, Sheridan, Wyoming 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

PARCEL 1:

That portion of the S $\frac{1}{4}$ NW $\frac{1}{4}$  and the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said portion lying north and west of the following described line:

Commencing at the northeast corner of Section 30, Township 56 North, Range 85 West; thence S33°30'53" W, 9373.42 feet to the POINT OF BEGINNING of said line, said point lying on a north-south fence line; thence, leaving said fence line, N83°27'22" E, 883.18 feet along said line to a point; thence N86°36'48" E, 846.25 feet along said line to a point; thence S08°52'41" E, 168.51 feet along said line to a point; thence S87°55'53" E, 963.79 feet along said line to a point; thence N82°28'46" E, 240.98 feet along said line to a point; thence S86°20'41" E, 196.60 feet along said line to a point; thence S81°20'45" E, 303.67 feet along said line to a point; thence N21°07'06" E, 488.75 feet along said line to a point; thence N06°16'17" W, 817.25 feet along said line to the POINT OF TERMINUS of said line, said point lying on an east-west fence line and being S13°55'21" W, 6824.56 feet from said northeast corner of Section 30. Basis of Bearings is Wyoming State Plane (East Central Zone).

PARCEL 2:

A tract of land situated in Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the northeast corner of Section 30, Township 56 North, Range 85 West; thence S17°23'42" W, 8242.63 feet to the POINT OF BEGINNING; thence S03°04'29" W, 248.31 feet to a point; thence S68°16'57" E, 120.05 feet to a point; thence S81°17'12" E, 48.87 feet to a point; thence N15°34'54" E, 343.96 feet to a point; thence S82°28'46" W, 240.98 feet to the POINT OF BEGINNING. Said tract contains 1.35 acres of land, more or less. Basis of Bearings is Wyoming State Plane (East Central Zone).

TOGETHER with a nonexclusive thirty (30) foot wide access easement, which easement is described more particularly on Exhibit "A" attached hereto and incorporated herein by reference.

FURTHER TOGETHER with a nonexclusive thirty (30) foot wide access easement, which easement is described more particularly on Exhibit "B" attached hereto and incorporated herein herein by reference.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

TOGETHER with all water and water rights, ditch and reservoir rights adjudicated or appurtenant thereto.

TOGETHER with all easements and rights-of-way, recorded or unrecorded, appurtenant to the lands described above for all utility and telephone purposes.

SUBJECT to all easements, reservations, restrictions, and covenants of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 3rd day of May, 2000.

Robert T. Tate  
ROBERT T. TATE

x Aileen M. Tate  
AILEEN M. TATE

STATE OF WYOMING )

County of Sheridan ) ss.

County of Sheridan )

The foregoing instrument was acknowledged before me this 3rd day of May, 2000, by Robert T. Tate and Aileen M. Tate, husband and wife.

WITNESS my hand and official seal.

Rochelle Gariffa  
Notary Public

My Commission expires: August 14, 2003

## LEGAL DESCRIPTION

A thirty (30) foot wide access easement, fifteen (15) feet each side of the centerline of an existing access road situated in Section 6, Township 55 North, Range 85 West, and the E½ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 6; thence N86°01'54"E, 4497.75 feet to the **POINT OF BEGINNING** of said easement, said point lying on the centerline of the Beckton Road (AKA County Road 89); thence N06°54'29"E, 219.95 feet along the centerline of said existing access road to a point; thence, along said centerline through a curve to the left, having a radius of 104.17 feet, a central angle of 70°23'33", an arc length of 127.99 feet, a chord bearing of N28°17'18"W, and a chord length of 120.09 feet to the curve's end; thence N63°29'04"W, 108.47 feet along said centerline to a point; thence, along said existing centerline, through a curve to the right, having a radius of 229.18 feet, a central angle of 39°40'18", an arc length of 158.69 feet, a chord bearing of N43°38'55"W, and a chord length of 155.54 feet to the curve's end; thence N23°48'46"W, 142.76 feet along said centerline to a point; thence N31°02'14"W, 107.15 feet along said existing centerline to a point; thence N35°38'47"W, 111.96 feet along said centerline to a point; thence N20°05'42"W, 152.60 feet along said centerline to a point; thence N33°10'57"W, 79.71 feet along said existing centerline to a point; thence N46°10'03"W, 95.83 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 358.10 feet, a central angle of 40°27'49", an arc length of 252.90 feet, a chord bearing of N25°56'08"W, and a chord length of 247.67 feet to the curve's end; thence N05°42'14"W, 188.76 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 163.70 feet, a central angle of 51°51'13", an arc length of 148.15 feet, a chord bearing of N31°37'51"W, and a chord length of 143.15 feet to the curve's end; thence N57°33'27"W, 164.35 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 163.70 feet, a central angle of 43°26'25", an arc length of 124.12 feet, a chord bearing of N79°16'40"W, and a chord length of 121.16 feet to the curve's end; thence S79°00'07"W, 93.34 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 114.59 feet, a central angle of 73°01'17", an arc length of 146.04 feet, a chord bearing of N64°29'14"W, and a chord length of 136.36 feet to the curve's end; thence N27°58'36"W, 164.96 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 477.46 feet, a central angle of 25°04'36", an arc length of 208.97 feet, a chord bearing of N40°30'54"W, and a chord length of 207.31 feet to the curve's end; thence N53°03'12"W, 294.08 feet, along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 229.18 feet, a central angle of 82°21'02", an arc length of 329.40 feet, a chord bearing of N11°52'41"W, and a chord length of 301.77 feet to the curve's end; thence N29°17'50"E, 231.94 feet along said centerline to a point; thence N25°15'49"E, 171.44 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 229.18 feet, a central angle of 28°40'19", an arc length of 114.69 feet, a chord bearing of N39°35'58"E, and a chord length of 113.49 feet to the curve's end; thence N53°56'08"E, 373.56 feet along said centerline to a point; thence N57°59'49"E, 253.80 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 173.62 feet, a central angle of 103°58'43", an arc length of 315.09 feet, a chord bearing of N06°00'27"E, and a chord length of 273.59 feet to the curve's end; thence N45°58'55"W, 70.11 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 581.15 feet, a central angle of 66°49'15", an arc length of 677.76 feet, a chord bearing of N12°34'17"W, and a chord length of 640.00 feet to the curve's end; thence N20°50'20"E, 155.90 feet along said centerline to a point; thence N32°17'10"E, 155.22 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 318.31 feet, a central angle of 57°38'30", an arc length of 320.23 feet, a chord bearing of N03°27'54"E, and a chord length of 306.90 feet to the curve's end; thence N25°21'21"W, 109.10 feet along said centerline to a point; thence N16°33'03"W, 849.43 feet along said centerline to a point; thence N08°43'51"W, 312.12 feet along said centerline to a point; thence N07°07'55"W, 1704.74 feet along said centerline to a point; thence, along said centerline, through a curve to the right, having a radius of 76.39 feet, a central angle of 43°13'42", an arc length of 57.64 feet, a chord bearing of N14°28'56"E, and a chord length of 56.28 feet to the

curve's end; thence N36°05'47"E, 340.89 feet along said centerline to a point; thence, along said centerline, through a curve to the left, having a radius of 50.00 feet, a central angle of 69°11'44", an arc length of 60.38 feet, a chord bearing of N01°29'55"E, and a chord length of 56.78 feet to the **POINT OF TERMINUS** of said centerline, said point being S12°19'25"W, 8050.10 feet from the northeast corner of Section 30, Township 56 North, Range 85 West.

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

HAWP/LDXT56N05036E

## LEGAL DESCRIPTION

A thirty (30) foot wide easement fifteen (15) feet each side of the centerline of an existing access road situated in Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northeast corner of Section 30, Township 56 North, Range 85 West; thence S13°13'35"W, 8444.45 feet to the **POINT OF BEGINNING** of said centerline; thence N58°04'19"W, 74.35 feet along said centerline to a point; thence S86°44'16"W, 73.42 feet along said centerline to a point; thence N81°54'11"W, 79.43 feet along said centerline to a point; thence N68°54'15"W, 167.38 feet along said centerline to the **POINT OF TERMINUS** of said centerline, said point being S15°50'52"W, 8434.46 feet from said northeast corner of Section 30.

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