

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THE AMERICAN OIL COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Maryland, GRANTOR, with its main business office located at 910 South Michigan Avenue, Chicago, Cook County, Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, to it in hand paid, CONVEYS and WARRANTS to R. L. STRATFORD and LYDIA O. STRATFORD, his wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, GRANTEES, of the City of Billings, County of Yellowstone, State of Montana, the following described real estate, to-wit:

Tracts numbered 5 and 7 of the Brundage Place, being a subdivision of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$), the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$), the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 2, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming,

situate in Sheridan County, Wyoming.

SUBJECT TO:

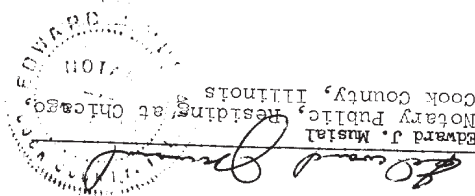
(1). That certain easement from the Bank of Commerce to Northwest States Utilities Co., a corporation, granting the right, privilege and authority to lay, construct, operate and maintain, repair and remove a gas pipe line, including the necessary pipes, regulators and fixtures, through, over, under and across the above described real estate, said easement being dated July 29, 1930, and filed on September 8, 1930, in Book 30 of Deeds, Page 340, in the office of the County Clerk of Sheridan County, Wyoming.

(2). Existing water and ditch rights, leases, sidetrack and license agreements, if any; taxes and special assessments against the said premises, if any; zoning laws and municipal regulations, if any; building line restrictions and building restrictions of record, if any; and any party wall agreements of record.

Grantees herein hereby covenant and agree for themselves, their heirs, executors and assigns, that no part of the real estate herein conveyed shall be used by said Grantees, their heirs, executors, grantees or assigns, for the purpose of conducting or carrying on the business of selling, handling or dealing in gasoline, kerosene, benzol, naphtha, greases, lubricating oils, or any fuel to be used for internal combustion engines, or lubricants in any form.

The foregoing restriction shall not be applicable to the business of selling, handling or dealing in petroleum products furnished by the Grantor herein, and in any event shall terminate and be of no further force and effect upon the expiration of a period of twenty (20) years from the date hereof.

The Grantees herein hereby covenant and agree for themselves, their heirs, executors and assigns, that no building or other structure shall be placed on said premises closer than twenty-five (25) feet from the line thereof fronting on U. S. Highway No. 15, and that no building or other structure placed on the North one hundred (100) feet of said premises shall exceed a height of twenty-five (25) feet.

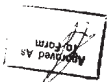


My Commission Expires: June 27, 1971

January 22nd day of 1968

Given under my hand and notarial seal this 22nd day of January, 1968, I, E. P. Morrison, Secretary of the Board of Directors and said E. A. Kummer, acknowledged said instrument to be the true act and deed of said corporation. COMPANY, a Maryland corporation, and that the seal affixed to said instrument was signed and sealed on behalf of said corporation, and that said Secretary, respectively, of THE AMERICAN OIL COMPANY, did say that they are the Asst. Mgr., Real Estate and to me personally known, who, being by me personally appeared E. A. Kummer, January 22nd day of 1968, before me personally appeared E. P. Morrison, Secretary of the Board of Directors and said E. A. Kummer, acknowledged said instrument to be the true act and deed of said corporation.

STATE OF ILLINOIS :
COUNTY OF COOK :
ss. :



E. A. KUMMER

E. P. MORRISON, Secretary

THE AMERICAN OIL COMPANY

Dated this 22nd day of January, 1968.

The foregoing covenants shall run with the land and be binding on said grantees, their heirs, executors, and assigns, and inure to the benefit of the grantor herein, its successors and assigns.