

WARRANTY DEED

ROBERT T. TATE, a single person, of Sheridan County, Wyoming, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS 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 A:

A parcel of land situated in the NE¼, Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said parcel being more particularly described as follows:

Commencing at the northeast corner of Section 30, Township 56 North, Range 85 West; thence S11°47'40"W, 7596.81 feet to the **POINT OF BEGINNING** of said parcel, said point being a fence corner bearing southerly and easterly; thence S80°22'34"E, 731.63 feet along said easterly fence line to a point; thence, leaving said fence line, S10°53'56"E, 155.50 feet to a point; thence S04°07'56"W, 54.90 feet to a point; thence S60°34'37"W, 78.56 feet to a point, said point lying on a fence line; thence S80°33'15"W, 54.40 feet along said fence line to a point; thence N69°50'39"W, 106.53 feet along said fence line to a point; thence N89°23'49"W, 196.18 feet along said fence line to a point; thence S70°53'47"W, 408.55 feet along said fence line to a point; thence Due west, 71.90 feet along said fence line to a point; thence, leaving said fence line, N79°52'04"W, 352.35 feet to a point; thence S81°20'45"E, 303.67 feet to a point; thence N21°07'06"E, 488.75 feet to the **POINT OF BEGINNING**.

Said parcel contains 6.22 acres of land more or less.

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

PARCEL B:

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

Commencing at the northeast corner of Section 30, Township 56 North, Range 85 West; thence S19°02'21"W, 8487.74 feet to the **POINT OF BEGINNING** of said parcel; thence S89°56'37"E, 296.14 feet to a point; thence S03°04'29"W, 89.98 feet to a point; thence N72°48'22"W, 304.94 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.31 acres of land more or less.

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

TOGETHER with a nonexclusive sixty (60) foot wide access easement, which easement is described more particularly on Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with a nonexclusive sixty (60) foot wide access easement, which easement is described more particularly on Exhibit "B" attached hereto and incorporated 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.

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THIS DEED IS INTENDED TO COMBINE THE TWO PARCELS SET FORTH HEREIN AND ALL PARCELS DESCRIBED IN THAT CORRECTIVE WARRANTY DEED RECORDED AUGUST 31, 2001 IN BOOK 426, PAGE 448, INSTRUMENT NO. 385885 (approximately 100.48 acres) AND THAT WARRANTY DEED RECORDED OCTOBER 3, 2001 IN BOOK 427, PAGE 207, INSTRUMENT NO. 388729 (approximately 37.6 acres) IN ONE CONTIGUOUS PARCEL, IT BEING THE INTENTION THAT THIS ONE TRACT OF LAND CANNOT BE CONVEYED IN INDIVIDUAL PIECES OR OTHERWISE SUBDIVIDED UNLESS SUCH ACTION OTHERWISE MEETS THE SHERIDAN COUNTY SUBDIVISION AND ZONING REGULATIONS; AND SAID CONTIGUOUS PARCEL OF LAND IS FURTHER REFLECTED IN THAT RECORD OF SURVEY FILED OF RECORD ON THE _____ DAY OF _____, 2002, IN DRAWER _____ OF CERTIFICATES, NO. _____, IN THE OFFICE OF THE COUNTY CLERK FOR SHERIDAN COUNTY, WYOMING.

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

DATED this 18th day of January, 2002.

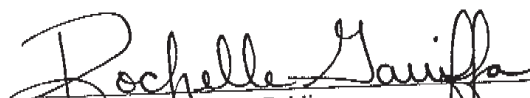

ROBERT T. TATE

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 18th day of January, 2002, by Robert T. Tate.

WITNESS my hand and official seal.




Notary Public

My Commission expires: _____

EXHIBIT "A"

A sixty (60) foot wide access easement, thirty (30) 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 $43^{\circ}13'42''$, an arc length of 57.64 feet, a chord bearing of $N14^{\circ}28'56''E$, and a chord length of 56.28 feet to the curve's end; thence $N36^{\circ}05'47''E$, 362.14 feet along said centerline to the **POINT OF TERMINUS** of said centerline, said point being $S12^{\circ}11'15''W$, 8086.45 feet from the northeast corner of Section 30, Township 56 North, Range 85 West.

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

EXHIBIT "B"

A sixty (60) foot wide easement thirty (30) 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 $S13^{\circ}13'35''W$, 8444.45 feet to the **POINT OF BEGINNING** of said centerline; thence $N58^{\circ}04'19''W$, 74.35 feet along said centerline to a point; thence $S86^{\circ}44'16''W$, 73.42 feet along said centerline to a point; thence $N81^{\circ}54'11''W$, 79.43 feet along said centerline to a point; thence $N68^{\circ}54'15''W$, 167.38 feet along said centerline to the **POINT OF TERMINUS** of said centerline, said point being $S15^{\circ}50'52''W$, 8434.46 feet from said northeast corner of Section 30.

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