



## WARRANTY DEED

**HAWKEY 5 DIAMOND RANCH CO., a Wyoming partnership**, Grantor, of Sheridan County, Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS 5 DIAMOND RANCH COMPANY, a Wyoming Corporation**, Grantee, whose address is 2169 US Highway 14E, Banner, Wyoming 82832, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

### Parcel 1

Township 53 North, Range 81 West, 6<sup>th</sup> P.M.

Section 7: NE $\frac{1}{4}$ NE $\frac{1}{4}$ . Those portions of the S $\frac{1}{2}$ NE $\frac{1}{4}$  and S $\frac{1}{2}$ NW $\frac{1}{4}$  lying North of the centerline of the right-of-way of U.S. Highway 14.

Section 8: N $\frac{1}{2}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$

### Parcel 2

A tract of land situated in Lot 2 of Section 7, Township 53 North, Range 81 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the West  $\frac{1}{4}$  corner of said Section 7; thence N. 0°04' W. a distance of 334.1 feet to the South right-of-way line of U.S. Highway No. 14; thence following the South right-of-way line, N. 85°00' E. a distance of 253.1 feet; thence leaving said right-of-way line, S. 0°04' E. a distance of 356.89 feet to a point on the East-West centerline of said Section 7; thence along said East-West centerline, N. 89°50' W. a distance of 252.17 feet to the point of beginning.

Said tract contains 2.00 acres, more or less.

**EXCEPTING AND EXCLUDING** any and all minerals and mineral interests, including without limitation, any and all leasehold interests in minerals and royalties or other payments or proceeds thereof, all of which have been severed from the surface estate of the lands, and which previously and separately have been conveyed to others than the Grantee herein named in this Warranty Deed.

**TOGETHER WITH** all buildings, improvements, and fixtures situate on the above-described property and all fences, gates, corrals, windmills, pumps, water and irrigation systems, weirs, cattle guards, stock tanks, stock watering systems, water lines, fence panels, panel gates, chutes, and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights appurtenant to, used on, or



located on the above described property and together with all easements and appurtenances belonging thereto;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

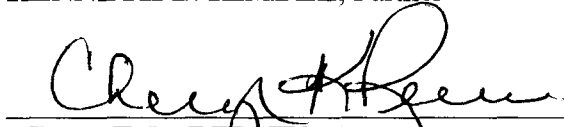
DATED this 29 day of June, 2011.

**HAWKEY 5 DIAMOND RANCH CO.,  
a Wyoming partnership**

By:

  
KENNETH E. KIMBLE, Partner

By:

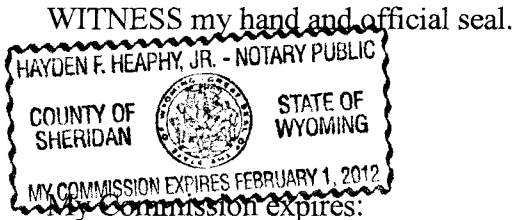
  
CHERYL K. REEVES, Partner



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 BOOK: 526 PAGE: 203 FEES: \$14.00 MD WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING )  
 ) ss.  
 County of Sheridan )

The foregoing instrument was acknowledged before me, a Notarial Officer, this 29<sup>th</sup> day of June, 2011, by Kenneth E. Kimble, one of the Partners of Hawkey 5 Diamond Ranch Co., a Wyoming partnership, Grantor.



[Signature]  
 Signature of Notarial Officer  
 Rank and Title: Notary Public

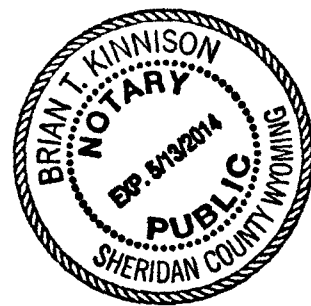
STATE OF WYOMING )  
 ) ss.  
 County of Sheridan )

The foregoing instrument was acknowledged before me, a Notarial Officer, this 29<sup>th</sup> day of June, 2011, by Cheryl K. Reeves, one of the Partners of Hawkey 5 Diamond Ranch Co., a Wyoming partnership, Grantor.

WITNESS my hand and official seal.

[Signature]  
 Signature of Notarial Officer  
 Rank and Title: Notary Public

My Commission expires: 5-13-14



**NO. 2011-689063 WARRANTY DEED**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY