

## QUITCLAIM DEED

THIS DEED, made this 9th day of December, 2003, between the United States of America, acting by and through the Forest Service, Department of Agriculture, hereinafter called Grantor, and William F. Cramer, a married man, whose address is P.O. Box 570, Dayton, WY 82836 County of Sheridan, State of Wyoming, hereinafter called Grantee.

WITNESSETH: The Grantor, as authorized by the Act of January 12, 1983 (P.L. 97-465, 96 Stat. 2535) the provisions of which have been met, has determined that this conveyance is in the public interest.

WITNESSETH, that the Grantor, for and in consideration of the exchange of land made pursuant to the provisions of the Small Tracts Act (P.L. 97-465), for and in consideration of SIX THOUSAND THREE HUNDRED and 00/100 DOLLARS (\$6,300.00), the receipt whereof is hereby duly acknowledged, does hereby remise, release, and quitclaim unto the Grantee, its successors and assigns, all its right, title, interest, and claim, in and to the real property situated in the County of Sheridan, State of Wyoming, described as follows:

### Sixth Principal Meridian

A tract of land located in the NE1/4SW1/4, Section 7, T. 55 N., R. 88 W., 6<sup>th</sup> P.M., Sheridan County, Wyoming, and more particularly described as follows:

BEGINNING at a point which is located North 01°06'09" East, 1,420.40 feet from the South 1/4 corner of said Section 7, said BEGINNING point (AP3) being marked by a 3-1/4" aluminum cap marked as shown on this plat;

Thence North 01°05'15" East, 616.60 feet to a point, said point (AP2) being marked by a 3-1/4" aluminum cap marked as shown on this plat; From which the N1/4 of Section 7 bears North 01°05'48" East a distance of 3270.55 feet.

Thence South 89°56'30" East, 66.46 feet to a point, said point (AP1) being marked by a 3-1/4" aluminum cap marked as shown on this plat;

Thence South  $00^{\circ}21'59''$  East, 616.98 feet to a point, said point (AP4) being marked by a 3-1/4" aluminum cap marked as shown on this plat;

Thence North  $89^{\circ}37'06''$  West, 82.11 feet to the point of BEGINNING.

Containing 1.05 acres more or less, and as depicted on that certain survey plat entitled "CERTIFICATE OF SURVEY, A PART OF SECTION 7, T55N., R88W., 6<sup>th</sup> P.M., SHERIDAN COUNTY, WYOMING, STA #0601" dated September 8, 2003, attached hereto and made a part hereof.

Subject to:

The Grantee, its successors and assigns in interest, acknowledge and agree that they are a potentially responsible party under CERCLA with respect to the Property hereinbefore-described and that, pursuant to Section 120(h)(3)(B) of CERCLA (42 U.S.C. 9620(h)(3)(B)), the response action covenant requirements of Section 120(h)(3)(A)(ii) of CERCLA (42 U.S.C. 9620(h)(3)(A)(ii)) do not apply to this conveyance.

The Grantee, its successors and assigns, or other successors in interest, agree that these provisions shall be a covenant running with the Property and that, to the extent allowed by law, they shall indemnify and hold the United States of America, Department of Agriculture, Forest Service and its employees harmless from all costs arising from the United States' ownership or any and all activities, operations (including the storing, handling and dumping of hazardous materials or substances), or other acts conducted by the Grantee or its successors or assigns on the 1.05 acres conveyed by said Quitclaim Deed, whether such activities, operations or other acts occurred prior to, on, or after the date of the Quitclaim Deed. Provided, however, that the agreement by the Grantee to indemnify and hold the United States of America harmless for all costs, does not extend to operation, or any other activities conducted by the United States or allowed to be conducted by anyone other than the Grantee, its successors or assigns anywhere on the Property. This covenant shall be enforceable by both parties hereto, their successors and assigns, in a court of competent jurisdiction in the federal judicial district in which the property is located.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative has executed this deed this 9th day of December, 2003

UNITED STATES OF AMERICA

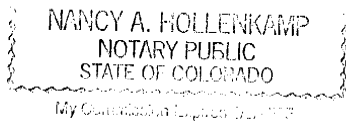
By: Michele O'Connell  
MICHELE O'CONNELL  
Acting Director of Physical Resources  
Rocky Mountain Region, R-2  
Forest Service  
United States Department of  
Agriculture

ACKNOWLEDGMENT

STATE OF COLORADO )  
 ) SS:  
COUNTY OF JEFFERSON )

On this 9th day of December, 2003, before me, NANCY A. HOLLENKAMP, a Notary Public in and for said State, personally appeared MICHELE O'CONNELL, Acting Director of Physical Resources, Rocky Mountain Region, R-2, Forest Service, United States Department of Agriculture, known to me to be the person who executed the foregoing and acknowledged to me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Nancy A. Hollenkamp  
Notary Public Signature

My Commission expires: June 5, 2005

## ACCEPTANCE OF COVENANT

IN WITNESS WHEREOF, Grantee has caused this instrument to be executed on this 11<sup>th</sup> day  
of FEBRUARY, 2004.

BY: William F. Cramer  
WILLIAM F. CRAMER

## ACKNOWLEDGMENT

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS:

On this 11<sup>th</sup> day of FEBRUARY, 2004, before me, JANET L. EVANS, a  
Notary Public in and for said State, personally appeared WILLIAM F. CRAMER.

WITNESS my hand and official seal.

J. L. Evans  
Notary Public Signature

My Commission expires: MARCH 25, 2004

