



WARRANTY DEED

General Enterprises, Inc., a Wyoming corporation, hereinafter referred to as Grantor, of Sheridan County, Wyoming, for valuable consideration, CONVEYS AND WARRANTS to **Dean K. Coffman and Tisha A. Coffman, husband and wife, as tenants by the entirety**, whose address is 200 Fish Hatchery Road, Banner, Wyoming 82832, Grantees, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A", attached hereto and by reference made a part hereof.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all real estate taxes for the year 2012, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED this 28th day of February, 2013.

**GENERAL ENTERPRISES, INC.,
 A WYOMING CORPORATION**

By: John M. Pradere
John M. Pradere
Secretary-Treasurer

STATE OF WYOMING)
 : ss.
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **John M. Pradere, as Secretary-Treasurer of General Enterprises, Inc., a Wyoming corporation**, this 28th day of February, 2013

Witness my hand and official seal.

John F. Araas

My Commission Expires:

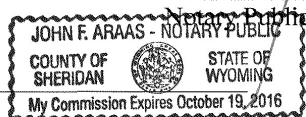


EXHIBIT "A"
TO WARRANTY DEED DATED FEBRUARY 28, 2013

GRANTOR: General Enterprises, Inc., a Wyoming corporation

GRANTEES: Dean K. Coffman and Tisha A. Coffman, husband and wife, as tenants
by the entirety

LEGAL DESCRIPTION:

That vacated portion of Cloud Peak Avenue, First Addition to the Town of Lodore, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said portion of vacated Cloud Peak Avenue being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 33 (Monumented 1½" Aluminum Cap per PLS 102); thence N56°07'12"W, 225.62 feet along the northerly line of said Lot 31, Lot 32, Lot 33, and the southerly line of said vacated Cloud Peak Avenue to a point; thence N33°19'50"E, 0.72 feet along the westerly line of said Lot 31 extended to a point; said point lying on the southerly line of Wyoming State Highway No. 194 ; thence, through a non-tangent curve to the left along said southerly line of Wyoming State Highway No. 194 , having a central angle of 24°43'34", a radius of 221.01 feet, an arc length of 95.38 feet, a chord bearing of S74°08'39"E, and a chord length of 94.64 feet to a point, said point lying on the northerly line of the vacated southerly thirty (30.00') feet of said Cloud Peak Avenue; thence S56°07'12"E, 135.46 feet along said northerly line of the vacated southerly thirty (30.00') feet of Cloud Peak Avenue to a point; thence S33°31'58"W, 30.00 feet along the easterly line of said Lot 33 extended to the **POINT OF BEGINNING** of said tract.

Said tract contains 5,127 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"

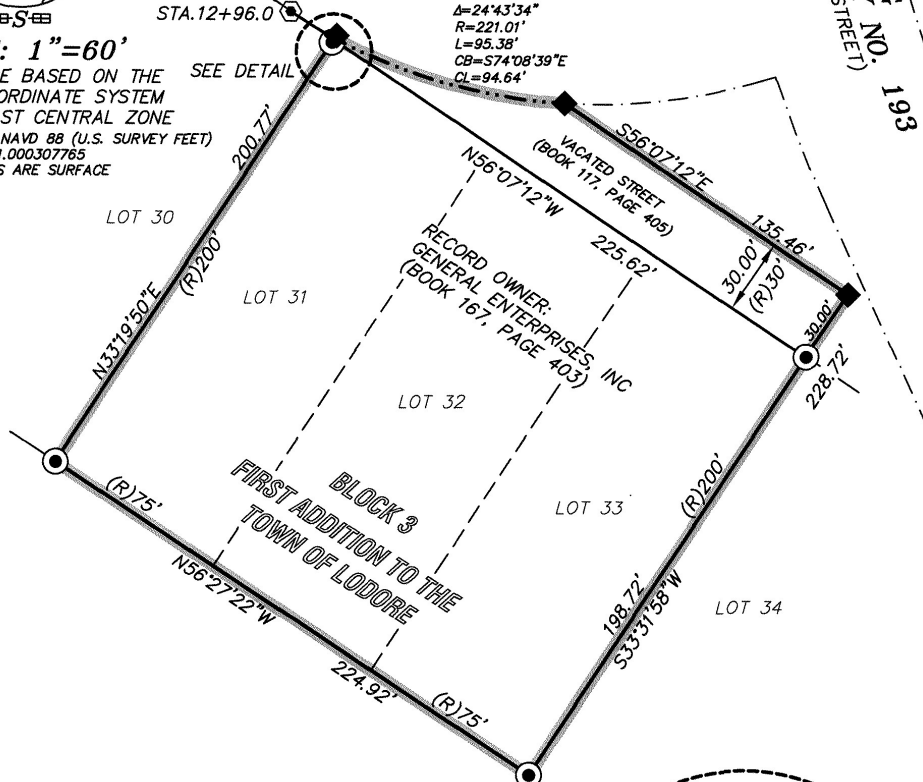


STATE WYOMING
 HIGHWAY No. 194
 (AKA CLOUD PEAK AVENUE)

STATE WYOMING
 HIGHWAY No. 193
 (AKA BUFFALO STREET)

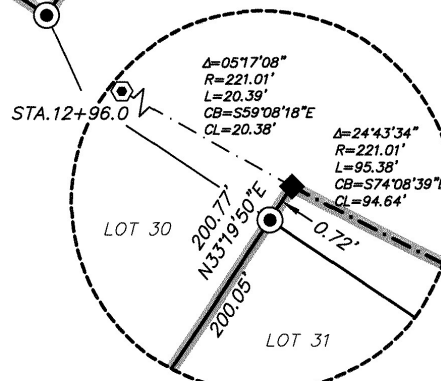
SCALE: 1"=60'

BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
 DAF: 1.000307765
 DISTANCES ARE SURFACE



LEGEND:

- ◆ SET 2" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 102
- CALCULATED: NOTHING FOUND/NOTHING SET
- ⊙ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- (R) RECORD
- ===== PROPERTY LINE
- LOT LINE
- - - - - HIGHWAY RIGHT-OF-WAY LINE
- ===== HIGHWAY RIGHT-OF-WAY/PROPERTY LINE



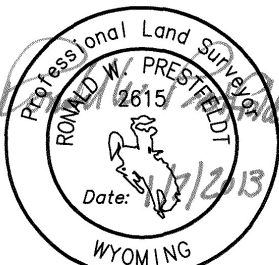
DETAIL

NOT TO SCALE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : 99

I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



CLIENT: YONKEE & TONER, LLP
 ATTN: JOHN ARAAS
 310 WEST DOW STREET
 SHERIDAN, WY 82801

LOCATION: A PORTION OF CLOUD PEAK AVENUE, 1ST
 ADDITION TO THE TOWN OF LODORE,
 SHERIDAN COUNTY, WYOMING

PRESTFELDT
 SURVEYING
 2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000

JN: 2012-089
 DN: 2012-089D
 TAB: LOT 31-33
 PF: T2012-089
 JANUARY 7, 2013

NO. 2013-703296 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SCTIA SHERIDAN WY 82801

"PLAT IS VALID ONLY IF PRINT HAS
 ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"