

## SPECIAL WARRANTY DEED

**FIRST NATIONAL BANK OF BUFFALO**, a Federally-Chartered banking organization doing business in, among other jurisdictions, Sheridan County, Wyoming ("GRANTOR"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys to **NORTHERN UNDERGROUND, LLC**, whose mailing address is P.O. Box 23, Sheridan, Wyoming, 82801 ("GRANTEE"), the following real property located in Sheridan County, Wyoming, to wit:

A tract of land located within the North Half of the Southeast Quarter (N½SE¼) and the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 36, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N 50°02'52"E, 2345.41 feet and then S 78°04'40"W, 415.00 feet from the South One-Quarter Corner of said Section 36; thence S 78°04'40"W, 458.06 feet; thence N 0°00'12"E, 175.00 feet to a point on the easterly line of a tract of land as described in Sheridan County Book 419 of Deeds at Page 217; thence along said easterly line N 6°30'12"E, 407.00 feet; thence continuing along said easterly line N 44°59'48"W, 65.38 feet to the southwest corner of a tract of land as described in Sheridan County, Book 388 of Deeds at Page 428; thence along the south line of said tract N 74°42'36"E, 286.49 feet; thence leaving said south line S 15°49'39"E, 630.43 feet to the point of beginning.

Together with all improvements thereon and all easements and rights benefitting or appurtenant thereto, including any right, title and interest of Seller, if any, in and to adjacent rights-of-way, and subject to: (1) Reservations and exceptions and patents from the United States; (2) Prior mineral reservations; (3) Easements, restrictions, reservations, exceptions, encumbrances, covenants, conditions, rights-of-way, and other matters of record; and (4) All discrepancies, conflicts and boundary lines, shortages in area, and encroachments which a correct survey and inspection would disclose and which are not shown in the public records. GRANTOR hereby covenants to defend title against all persons who assert claims to the said property arising by, through, or under GRANTOR, however, the GRANTOR is making a special, and not a general, warranty of title to the Property.

DATED the 5<sup>th</sup> day of March, 2012.

**FIRST NATIONAL BANK OF BUFFALO**

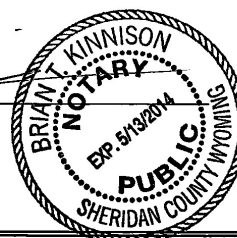
By: Justin West, Market President

STATE OF WYOMING )  
ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by **Justin West, Market President of First National Bank of Buffalo**, this 5<sup>th</sup> day of March, 2012.

WITNESS my hand and official seal.

Brian Kinnison  
Notary Public



My Commission expires: 5-13-14