

WARRANTY DEED

Elise Werner Crosby, Trustee of the Elise Werner Crosby Revocable Trust dated October 26, 1984 and Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable Trust dated July 17, 1998, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable Trust dated July 17, 1998, whose address is P.O. Box 7190, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached Exhibit A attached hereto and incorporated herein

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

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, 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 and zoning regulations and city, state and county subdivision laws.

WITNESS our hand this 15TH day of September, 2005.

Elise Werner Crosby Revocable
Trust dated October 26, 1984

Taylor Field Crosby Revocable
Trust dated July 17, 1998

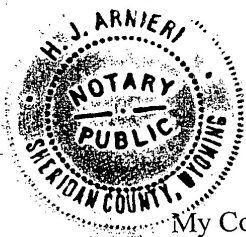
By: Elise Werner Crosby, Trustee
Elise Werner Crosby, Trustee

By: Taylor Field Crosby, Trustee
Taylor Field Crosby, Trustee

State of Wyoming)
)ss
County of Sheridan)

On this 15TH day of September, 2005, before me personally appeared Elise Werner Crosby, to me personally known, who, being by me duly sworn, did say that she is the Trustee of the Elise Werner Crosby Revocable Trust dated October 26, 1984, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.



[Signature]
Notary Public

My Commission Expires

Oct 23, 2008

State of Wyoming)
)ss
County of Sheridan)

On this 5TH day of September, 2005, before me personally appeared Taylor Field Crosby, to me personally known, who, being by me duly sworn, did say that he is the Trustee of the Taylor Field Crosby Revocable Trust dated July 17, 1998, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.





Notary Public

My Commission Expires

Oct 23, 2008

EXHIBIT A

PARCEL 1

A tract of land in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16, T 54 N, R 84 W of the 6th P.M., Sheridan County, Wyoming described as follows:

Beginning at a point on the south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, said point being N 89 degrees 25' E, 281.1 feet from the west $\frac{1}{4}$ corner of said Section 16; thence along said south line, N89 degrees 25' E, 363.5 feet; thence leaving said south line, N 30 degrees 44' E, 525.3 feet; thence N 57 degrees 28' W, 275.8 feet; thence S 41 degrees 35' W, 720.2 feet to the easterly line of an access road; thence along said access road, S 50 degrees 30' E, 101.3 feet to the point of beginning, said tract contains 5.00 acres, more or less.

Subject to reservations, restrictions and easements of record.

PARCEL 2

A tract of land located in the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 16 and S $\frac{1}{2}$ NE $\frac{1}{4}$, and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, all in T54N, R84W, Sheridan County, Wyoming, described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 16, thence N 89 degrees 25' E, 281.1 feet; thence N 50 degrees 30' W, 101.3 feet; thence N 41 degrees 33' E, 720.2 feet; thence S 57 degrees 28' E, 275.8 feet; thence N 30 degrees 44' E, 769.9 feet; thence N 83 degrees 41' W, 269.3 feet; thence S 54 degrees 42' W, 268.8 feet; thence N 83 degrees 56' W, 302.2 feet; thence N 81 degrees 39' W, 76.3 feet; thence S 67 degrees 05' W, 1055 feet; thence N 62 degrees 37' W, 952.4 feet; thence N 30 degrees 08' W, 424.5 feet; thence N 61 degrees 18' W, 252.5 feet to a point in the center of a county road; thence along said county road S 15 degrees 58' W, 1458.2 feet; thence S 36 degrees 23' W, 217.7 feet to the South boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 17; thence N 89 degrees 25'E, 2337.4 feet to the point of beginning.

Excepting a 40 foot wide road right of way, the centerline of which is described as follows:

Beginning at a point located N 89 degrees 25'E, 250 feet from the West $\frac{1}{4}$ corner of said Section 16; thence N 50 degrees 30'W, 1020 feet to a point; thence N 62 degrees 37' W, 960.4

feet to a point; thence N 30 degrees 08' W, 325.5 feet to a point; thence N 67 degrees W, 291 feet more or less to a county road.

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

Together with all irrigation fixtures and equipment; plumbing and heating fixtures and equipment, including stoker and oil tank; water heaters and burners; electric light fixtures; bathroom fixtures; roller shades; curtain rods and fixtures; venetian binds; window and door screens; linoleum; all shrubs and trees; and other fixtures attached thereto; and water rights and stock in ditch companies appurtenant to the above-described property.

Subject to reservations and exceptions in patents from the United States and the State of Wyoming; existing easements and rights-of-way; all building, use and zoning restrictions; mineral and royalty reservation or conveyances of record; and oil and gas leases of record; and taxes and assessments for 1998 and subsequent years.