

**WARRANTY DEED**

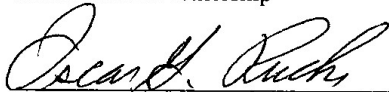
OAR, limited partnership GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **Gorgeous George, limited partnership**, whose address is 1131 Second Avenue East, 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"**

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.

DATED this 1<sup>st</sup> day of October, 2008.

OAR Limited Partnership



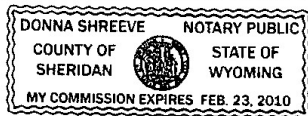
Oscar G. Rucki, President, Rucki, Inc.,  
General Partner

STATE OF WYOMING )

County of Sheridan )ss.

On this 1<sup>st</sup> day of October, 2008, the foregoing instrument was acknowledged before me by Oscar G. Rucki, who, being sworn, stated that he is the president of Rucki, Inc., the general partner of the limited partnership and that the foregoing is the free act and deed of said limited partnership and that he has executed said warranty deed under authority granted to the general partner.

WITNESS MY HAND AND OFFICIAL SEAL



  
Notary Public

My Commission Expires: 2-23-2010

## Tract 1

A tract of land situated in Section 9, Section 10, SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 11, West $\frac{1}{4}$  of Section 14, Section 15, North $\frac{1}{4}$ NE $\frac{1}{4}$  and NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 22, Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the northwest corner of Section 4, Township 57 North, Range 82 West; thence S24°10'01"E, 10,350.97 feet to the POINT OF BEGINNING, said point lying on the westerly line of a tract of land described in Book 330 of Deeds, Page 266, and being N36°31'57"W, 11,021.70 feet from the east quarter corner of said Section 22; thence N43°03'51"E, 181.57 feet along said westerly line to a point; thence N57°38'22"E, 731.65 feet along said westerly line to a point; thence S63°27'38"E, 427.56 feet along the easterly line of said tract of land described in Book 330 of Deeds, Page 266 to a point; thence S64°12'43"E, 660.53 feet along said easterly line to a point; thence S45°47'56"E, 2279.97 feet along said easterly line to a point; thence S65°53'38"E, 295.88 feet along said easterly line to a point; thence S50°03'32"E, 1580.52 feet along said easterly line to a point; thence S54°20'36"E, 510.00 feet along said easterly line to a point; thence S44°55'32"W, 3436.72 feet along said easterly line to a point; thence S36°58'58"E, 684.21 feet along said easterly line to a point; thence S58°13'52"E, 955.01 feet along said easterly line to a point; thence S39°13'54"E, 549.68 feet along said easterly line to a point; thence, leaving said easterly line of a tract of land described in Book 330 of Deeds, Page 266, thence N58°03'58"E, 18.24 feet along a fence line to a point; thence N26°04'35"E, 247.34 feet along said fence line to a point; thence N29°21'53"E, 688.88 feet along said fence line to a point; thence N09°06'11"W, 268.67 feet along said fence line to a point; thence N55°19'00"E, 379.90 feet along said fence line to a point; thence N29°21'18"E, 1565.59 feet along said fence line to a point; thence N13°30'57"W, 107.96 feet along said fence line to a point; thence N38°57'45"E, 447.31 feet along said fence line to a point; thence S63°16'16"E, 758.57 feet along said fence line to a point; thence N58°21'18"E, 308.83 feet along said fence line to a point; thence N32°45'12"E, 81.01 feet along said fence line to a point; thence N01°27'35"W, 172.62 feet along said fence line to a point; thence N62°19'02"E, 230.91 feet along said fence line to a point; thence N72°15'15"E, 239.40 feet along said fence line to a point; thence N54°11'57"E, 176.37 feet along said fence line to a point; thence N89°36'12"E, 745.61 feet along said fence line to a point, said point lying on the westerly line of a tract of land described in Book 340 of Deeds, Page 126; thence N02°31'22"W, 312.12 feet along said westerly line to a point; thence N36°49'20"W, 1142.56 feet along said westerly line to a point; thence N27°23'36"W, 631.34 feet along said westerly line to a point, said point being the southwest corner of a tract of land described in Book 254 of Deeds, Page 598; thence N27°29'00"W, 258.42 feet along the westerly line of said tract described in Book 254 of Deeds, Page 598, to a point; thence N47°59'04"W, 644.82 feet along said westerly line to a point; thence N49°36'44"W, 298.89 feet along said westerly line to a point; thence N11°46'03"E, 218.05 feet along said westerly line to a point; thence N73°01'06"W, 266.45 feet along said westerly line to a point; thence N35°10'17"W, 1253.01 feet along said westerly line to a point; thence N55°58'21"W, 125.27 feet along said westerly line to a point; thence N67°57'58"W, 613.93 feet along said westerly line to a point; thence N44°29'51"W, 370.08 feet along said westerly line to a point; thence N57°23'14"W, 1208.98 feet along said westerly line to a point, said point being the southeast corner of a tract of land described in Book 370 of Deeds, Page 119; thence S38°30'09"W, 539.35 feet along the southerly line of said tract described in Book 370 of Deeds, Page 119, to a point; thence S71°27'29"W, 127.77 feet along said southerly line to a point; thence S45°53'45"W, 272.47 feet along said southerly line to a point; thence S86°54'19"W, 162.24 feet along said southerly line to a point; thence S47°47'14"W, 344.22 feet along said southerly line to a point; thence S23°49'04"W, 378.58 feet along said southerly line to a point; thence N61°42'11"W, 854.56 feet along said southerly line to a point; thence S81°03'53"W, 678.57 feet along said southerly line to a point; thence N67°02'26"W, 654.23 feet along said southerly line to a point; thence S77°25'25"W, 37.24 feet along said southerly line to a point; thence N46°20'05"W, 473.43 feet along the westerly line of said tract described in Book 370 of Deeds, Page 119, to a point; thence N26°56'33"W, 256.94 feet along said westerly line to a point; thence N29°19'43"W, 814.22 feet along said westerly line to a point; thence N43°35'14"W, 649.96 feet along said westerly line to a point; thence N89°56'43"W, 255.87 feet along said westerly line to a point, said point lying on the east line of said tract of land described in Book 370 of Deeds, Page 117; thence S00°03'17"W, 1242.01 feet along said east line to a point; thence S31°56'55"W, 1969.34 feet along said east line to a point; thence N87°20'49"E, 2138.34 feet to the POINT OF BEGINNING.

Said tract contains 651.6 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

That portion of the South  $\frac{1}{4}$ SW  $\frac{1}{4}$  and the South  $\frac{1}{4}$ SE  $\frac{1}{4}$ , Section 9, Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming, lying south and west of a line; said line being more particularly described as follows:

Commencing at the northwest corner of Section 4, Township 57 North, Range 82 West; thence S00°02'22"E, 9591.28 feet to the POINT OF BEGINNING, said point lying on the approximate west line of said Section 9; thence N88°40'23"E, 2095.55 feet along the south line of a tract of land described in Book 370 of Deeds, Page 117; thence, leaving said south line, N87°20'49"E, 2138.34 feet to a point, said point lying on the westerly line of a tract of land described in Book 330 of Deeds, Page 266; thence S02°28'13"E, 1120.98 feet more or less along said westerly line to a point on the south line of said Section 9, said point being N40°05'32"W, 10,112.56 feet from the east quarter corner of Section 22, Township 57 North, Range 82 West.

Excepting the South 208 feet of the West 208 feet of the SW  $\frac{1}{4}$ SW  $\frac{1}{4}$ , Section 9, Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming, as described in Book 370 of Deeds, Page 122.

Said tract contains 107 acres more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).



**WARRANTY DEED**

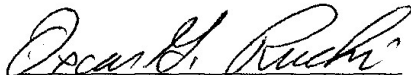
**OAR, Limited Partnership** GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **Gorgeous George, limited partnership**, whose address is 1131 Second Avenue East, 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"**

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.

DATED this 1<sup>st</sup> day of October, 2008.

OAR, Limited Partnership

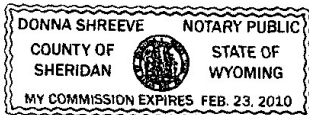


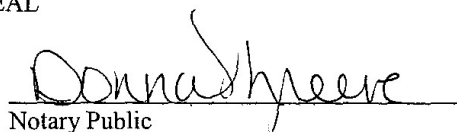
Oscar G. Rucki, President, Rucki, Inc.,  
General Partner

STATE OF WYOMING     )  
County of Sheridan    )ss.

On this 1<sup>st</sup> day of October, 2008, the foregoing instrument was acknowledged before me by Oscar G. Rucki, who, being sworn, stated that he is the president of Rucki, Inc., the general partner of the limited partnership and that the foregoing is the free act and deed of said limited partnership and that he has executed said warranty deed under authority granted to the general partner.

WITNESS MY HAND AND OFFICIAL SEAL



  
Notary Public

My Commission Expires: 2.23.2010

## EXHIBIT "A"

A tract of land situated in the South½ of Section 4, NE¼, NE¼NW¼, and North½SE¼ of Section 9, North½SW¼, West½NW¼, and SE¼NW¼ of Section 10, Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 4; thence S25°43'33"E, 3456.17 feet to the POINT OF BEGINNING of the herein described tract, said point lying on the easterly line of a tract of land described in Book 330 of Deeds, Page 262; thence S04°04'35"E, 1353.41 feet along said easterly line to a point; thence S31°13'39"W, 85.09 feet along said easterly line to a point; thence S53°19'21"E, 1261.36 feet along said easterly line to a point; thence S30°15'29"E, 1274.05 feet along said easterly line to a point; thence S85°13'29"W, 184.91 feet to a point on a fence line; thence S57°44'24"W, 248.22 feet along said fence line to a point; thence S01°25'21"W, 98.02 feet along said fence line to a point; thence S89°56'43"E, 511.74 feet to a point on said easterly line to a point; thence S43°35'14"E, 649.96 feet along said easterly line to a point; thence S29°19'43"E, 814.22 feet along said easterly line to a point; thence S26°56'33"E, 256.94 feet along said easterly line to a point; thence S46°20'05"E, 473.43 feet to a point; thence N77°25'25"E, 37.24 feet to a point; thence S67°02'26"E, 654.23 feet to a point; thence N81°03'53"E, 678.57 feet to a point; thence S61°42'11"E, 854.56 feet to a point; thence N23°49'04"E, 378.58 feet; thence N47°47'14"E, 344.22 feet; thence N86°54'19"E, 162.24 feet; thence N45°53'44"E, 272.47 feet; thence N71°27'29"E, 127.77 feet; thence N38°30'09"E, 539.05 feet to a point on the westerly line of a tract of land described in Book 254 of Deeds, Page 598; thence N57°23'14"W, 1600.03 feet along said westerly line to a point; thence N64°18'20"W, 125.08 feet along said westerly line to a point; thence N57°36'33"W, 916.55 feet along said westerly line to a point; thence N29°31'43"W, 1978.82 feet along said westerly line to a point; thence N02°36'20"W, 1674.41 feet along said westerly line to a point; thence N69°58'11"W, 22.83 feet along said westerly line to a point on a fence line; thence S87°53'04"W, 606.75 feet along said fence line to a point; thence N86°41'12"W, 76.87 feet along said fence line to a point; thence S87°11'20"W, 2294.56 feet along said fence line to a point; thence S60°24'12"W, 239.20 feet along said fence line to the POINT OF BEGINNING.

said tract contains 396.85 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

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

And all water, water rights, ditch, and ditch rights belonging thereunto.

Also together with the right of access to, use of, and a water gap upon, that certain reservoir of water located upon the grantor's adjoining property, and hereby granting and conveying to the said grantees, their heirs, administrators, executors and assigns, the free and unrestricted right to obtain from said reservoir so much water as may be necessary to supply the needs of livestock grazed upon the said premises of the grantees.

ALSO together with an access easement for ingress and egress situated in Sections 21, 28, 32, 33, Township 58 North, Range 82 West, and Section 4 Township 57 North, Range 82 West, of the 6th Principal Meridian, Sheridan County, Wyoming; said easement being more particularly described as follows:

An easement (40) forty feet wide being (20) twenty feet either side of an existing road centerline, said centerline described as follows: Beginning at a point on the centerline of the Badger Creek County Road, said point being N15°56'12"E, 5757.18 feet from the southwest corner of said Section 28; thence S14°45'21"W, 87.70 feet along said centerline to a point; thence S42°03'11"W, 237.14 feet along said centerline to a point; thence S01°53'46"W, 480.83 feet along said centerline to a point; thence S23°44'58"W, 377.18 feet along said centerline to a point; thence S04°39'50"E, 210.87 feet along said centerline to a point; thence S39°00'53"E, 127.90 feet along said centerline to a point; thence S62°46'17"E, 390.51 feet along said centerline to a point; thence S11°37'22"E, 96.08 feet along said centerline to a

point; thence S18°32'19"W, 144.29 feet along said centerline to a point; thence S17°23'37"W, 167.69 feet along said centerline to a point; thence S65°39'23"W, 144.19 feet along said centerline to a point; thence N88°59'59"W, 169.70 feet along said centerline to a point; thence S52°07'35"W, 102.86 feet along said centerline to a point; thence S11°41'56"W, 140.96 feet along said centerline to a point; thence S05°28'09"W, 220.47 feet along said centerline to a point; thence S51°04'08"W, 681.59 feet along said centerline to a point; thence S46°40'53"W, 255.30 feet along said centerline to a point; thence S68°34'33"W, 220.43 feet along said centerline to a point; thence S39°19'09"W, 342.60 feet along said centerline to a point on a proposed road centerline, said point being Due West, 40.00 feet from the east line of a tract of land described in Book 283 of Deeds, page 530 and N0°48'03"E, 2144.14 feet from the southwest corner of said Section 28; An easement (80) eighty feet wide being (40) forty feet either side of a proposed road centerline, said centerline described as follows: Beginning at a point, said point being Due West, 40.00 feet from the east line of a tract of land described in Book 283 of Deeds, page 530 and N0°48'03"E, 2144.14 feet from the southwest corner of said Section 28; thence Due South, 1458.92 feet along said centerline and parallel to said east line, to a point on an existing road centerline, said point being N02°30'19"E, 685.66 feet from the southwest corner of said Section 28; An easement (40) forty feet wide being (20) twenty feet either side of an existing road centerline, said centerline described as follows: Beginning at a point, said point being N02°30'19"E, 685.66 feet from the southwest corner of said Section 28; thence S53°24'18"E, 50.29 feet along the centerline of said forty (40) foot easement to a point; thence S16°41'23"E, 213.96 feet along said centerline to a point; thence S24°43'30"E, 387.68 feet along said centerline to a point; thence S15°19'25"E, 98.96 feet along said centerline to a point on the south line of a said tract of land described in Book 283 of Deeds, page 530 said point being N89°33'10"E, 320.11 feet from the said southwest corner of Section 28; thence S15°19'25"E, 49.45 feet along said centerline to a point; thence S25°24'28"E, 452.11 feet along said centerline to a point; thence S02°19'21"W, 217.58 feet along said centerline to a point; thence S23°29'40"W, 195.16 feet along said centerline to a point; thence S28°33'25"W, 275.58 feet along said centerline to a point; thence S14°16'01"W, 335.10 feet along said centerline to a point; thence S17°15'40"W, 152.57 feet along said centerline to a point; thence S01°44'11"E, 178.38 feet along said centerline to a point; thence S51°14'53"W, 183.39 feet along said centerline to a point; thence S09°50'43"E, 115.62 feet along said centerline to a point; thence S27°48'15"E, 242.56 feet along said centerline to a point; thence S16°28'33"W, 148.63 feet along said centerline to a point; thence S36°18'44"W, 126.76 feet along said centerline to a point on the centerline of a proposed road, said point being Due East, 40.00 feet from the west line of said Section 33 and S01°23'31"E, 2429.42 feet from the said northwest corner of Section 33; An easement (80) eighty feet wide being (40) forty feet either side of the centerline of a proposed road, said centerline described as follows: Beginning at a point, said point being S01°23'31"E, 2429.42 feet from the said northwest corner of Section 33; thence S00°26'55"E, 351.52 feet along said centerline and parallel to the said west line to a point on the north line of a tract of land described in Book 254 of Deeds, page 600, said point being S67°07'40"E, 43.56 feet from the west quarter corner of said Section 33; thence S52°00'33"W, 255.62 feet along said centerline to a point on the centerline of an existing road; thence S26°57'18"W, 185.66 feet along said centerline to a point; thence S38°16'00"E, 266.56 feet along said centerline to a point; thence S10°40'47"E, 233.06 feet along said centerline to a point; thence S20°27'23"E, 193.63 feet along said centerline to a point; thence S19°25'16"W, 139.65 feet along said centerline to a point; thence S54°04'28"W, 189.00 feet along said centerline to a point; thence S85°33'30"W, 153.41 feet along said centerline to a point; thence N76°08'38"W, 177.84 feet along said centerline to a point; thence N85°36'20"W, 173.94 feet along said centerline to a point; thence N70°21'28"W, 350.12 feet along said centerline to a point; thence S87°56'49"W, 182.46 feet along said centerline to a point; thence S47°11'46"W, 143.74 feet along said centerline to a point; thence S14°55'36"E, 120.24 feet along said centerline to a point; thence S36°01'36"E, 774.72 feet along said centerline to a point; thence S33°13'51"E, 419.95 feet along said centerline to a point; thence S45°19'27"E, 228.10 feet along said centerline to a point; thence S65°53'03"E, 249.05 feet along said centerline to a point; thence S49°16'19"E, 409.85 feet along said centerline to a point; thence S39°59'22"E, 547.01 feet along said centerline to a point; thence S01°03'29"W, 104.65 feet along said centerline to a point; thence S39°41'04"W, 185.96 feet along said centerline to a point; thence S51°11'31"W, 235.77 feet along said centerline to a point; thence S26°10'32"W, 109.37 feet along said centerline to a point; thence S20°01'08"E, 217.12 feet along said centerline to a point; thence S02°10'37"E, 286.47 feet along said centerline to a point; thence S26°26'53"E, 162.58 feet along said centerline to a point; thence S01°28'54"E, 183.87 feet along said centerline to a point; thence S40°41'37"E, 82.10 feet along said centerline to a point; thence S61°12'12"E, 578.97 feet along said centerline to a point; thence S42°58'55"E, 204.40 feet along said centerline to a point; thence S33°06'10"E, 260.57 feet along said centerline to a point; thence S40°24'57"E, 461.54 feet along said centerline to a point; thence S19°39'23"E, 319.70 feet to the POINT OF TERMINUS of said easement, said point being S26°04'21"E, 3454.83 feet from the northwest corner of said Section 4.

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Together with the oil, gas and other minerals now owned by Grantors, in, on or under the lands described in this deed.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

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