

WARRANTY DEED

BANK OF LOVELL, N.A., Grantor, of Big Horn County and State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO: ROBERT J. VIREN and LESLIE S. VIREN, husband and wife, of Sheridan, Wyoming 82801, Grantees, 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 Exhibit "A" attached hereto and incorporated herein, consisting of two (2) pages.

SUBJECT to all easements, rights of way and reservations, zoning restrictions and covenants of record or otherwise established; mineral and royalty reservations or conveyances of record; oil and gas leases of record; all assessments and subsequently assessed taxes.

WITNESS my hand this 16th day of December, 2011.

BANK OF LOVELL, N.A.

By Michael T. Jones
Its, Vice President

STATE OF WYOMING)
) ss.
COUNTY OF BIG HORN)

The above and foregoing instrument was acknowledged before me this 16th day of December, 2011, by Michael T. Jones, the Vice President of BANK OF LOVELL, N.A.

WITNESS my hand and official seal.

Jessica S. Carr
Notary Public



My Commission Expires: 02-10-14



EXHIBIT "A"

Township 57 North, Range 82 West, 6th P.M., Sheridan County, WY.

Section 21: East 1/4

Section 22: NW 1/4 NW 1/4, South 1/4 NW 1/4, SW 1/4, South 1/4 SE 1/4, NW 1/4 SE 1/4

Section 26: West 1/4 NW 1/4, NW 1/4 SW 1/4

Section 27: North 1/4, SE 1/4, North 1/4 SW 1/4

Section 28: East 1/4 NE 1/4

That portion of the East 1/4 SE 1/4 of Section 9 lying east and south of the following described existing and proposed fence line, said fence lines more particularly described as follows:

Beginning at a point on the approximate south line of said Section 9, said point being N39°49'12"W, 10,175.41 feet from the east quarter corner of Section 22; thence N02°28'13"W, 691.89 feet to a point on an existing fence line; thence N02°28'13"W, 349.89 feet along said existing fence line to a point; thence N43°03'51"E, 181.57 feet along said existing fence line to a point; thence N57°38'22"E, 731.65 feet to a point on a proposed fence line; thence S63°27'38"E, 427.56 feet along said proposed fence line to a point on the approximate east line of said Section 9, said point being S30°28'46"E, 10,571.42 feet from the northeast corner of Section 5 and N30°36'32"W, 10,677.07 feet from the east quarter corner of Section 22;

That portion of the SW 1/4 SW 1/4 of Section 10, West 1/4 NW 1/4, SW 1/4 of Section 15, NE 1/4, NE 1/4 NW 1/4, and NE 1/4 SE 1/4 of Section 22; said portions lying south and west of an existing and proposed fence line, said fence lines more particularly described as follows:

Beginning at a point on a proposed fence line and the approximate west line of said Section 10, said point being S30°28'46"E, 10,571.42 feet from the northeast corner of Section 5 and N30°36'32"W, 10,677.07 feet from the east quarter corner of said Section 22; thence S64°12'43"E, 660.53 feet along a proposed fence line to a point on an existing fence line; thence S75°01'29"W, 136.70 feet along said existing fence line to a point; thence S01°22'17"W, 590.29 feet along said existing fence line to a point; thence S04°39'52"W, 289.69 feet along said existing fence line to a point; thence S01°30'22"E, 1493.52 feet to a point on an existing fence line; thence S31°38'42"E, 520.77 feet along said existing fence line to a point; thence S28°50'40"E, 276.45 feet along said existing fence line to a point; thence S13°44'28"E, 286.96 feet along said existing fence line to a point; thence S24°57'49"E, 242.90 feet along said existing fence line to a point; thence S37°18'21"E, 1123.24 feet along said existing fence line to a point; thence S01°24'05"W, 970.91 feet along said existing fence line to a point; thence S36°58'58"E, 684.21 feet along said fence line to a point; thence S58°13'52"E, 955.01 feet along said existing fence line to a point; thence S39°13'54"E, 549.68 feet along said existing fence line to a point; thence S28°21'44"E, 1385.52 feet along said existing fence line to a point; thence S34°00'23"E, 610.24 feet along said existing fence line to a point; thence S58°57'13"E, 567.24 feet along said existing fence line to a point; thence S60°44'34"E, 780.13 feet along said existing fence line to a point on the approximate east line of said Section 22, said point being S0°05'22"W, 427.70 feet from said east quarter corner of Section 22.

Also including a tract of land situated in the South 1/4 SW 1/4 of Section 10, and Section 15, said tract of land being more particularly described as follows:

Beginning at a point on an existing fence line, said point being S32°22'08"E, 11,126.79 feet from the northeast corner of Section 5; thence S75°01'29"W, 136.70 feet along said existing fence line to a point; thence S01°22'17"W, 590.29 feet along said existing fence line to a point; thence S04°39'52"W, 289.69 feet along said existing fence line to a point; thence S01°30'22"E, 1493.52 feet to a point on an existing fence line; thence S31°38'42"E, 520.77 feet along said existing fence line to a point; thence S28°50'40"E, 276.45 feet along said existing fence line to a point; thence S13°44'28"E, 286.96 feet along said existing fence line to a point; thence S24°57'49"E, 242.90 feet along said existing fence line to a point; thence S37°18'21"E, 1123.24 feet along said existing fence line to a point; thence S01°24'05"W, 970.91 feet along said existing fence line to a point; thence N44°55'32"E, 3436.72 feet to a point on a proposed fence line; thence N54°20'37"W, 610.00 feet along said proposed fence line to a point; thence N50°03'32"W, 1580.52 feet along said proposed fence line to a point; thence N66°53'38"W, 295.88 feet along said proposed fence line to a point; thence N45°47'56"W, 2279.97 feet along said proposed fence line to the point of beginning.

EXCEPTING that portion conveyed by Warranty Deed to Dyecrest Ranch, Limited Liability Company, Recorded May 12, 1995 in Book 373, Page 542



TOGETHER WITH the personal residence situate thereupon, the corrals barns and other improvements appurtenant there to, EXCEPTING, HOWEVER, the propane tank, two (2) heating stoves, the clothes washer and dryer, refrigerator, the window coverings and television antenna or satellite dish,

AND TOGETHER WITH one-half (1/2) the minerals owned by Sellers, and all the appurtenant water, reservoir, ditch and ditch rights owned Sellers.

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

PROVIDED HOWEVER, that Grantors do not warrant for discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any fact which a correct survey and inspection of the premises would disclose and which are shown by the public records.



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BOOK: 530 PAGE: 541 FEES: \$14.00 KH WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2011-693023 WARRANTY DEED
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WILCOX AGENCY