

WARRANTY DEED

For value received, Neltje, as Trustee of the Neltje Revocable Trust Dated May 10, 1994, whose address is 11 Lower Piney Creek, Banner, WY 82832 ("Grantor") conveys and warrants to, WILWALKA, LLC, a Wyoming Limited Liability Company, whose address is P.O. Box 247, Big Horn, WY 82833 ("Grantee"), the following described land situate in Sheridan County, Wyoming, releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Tract 1:

A tract of land situated in the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 15, Township 53 North, Range 82 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the west quarter corner of said Section 15; thence N02°20'55"W, 1017.96 feet along the west line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ to a point, said point lying on a fence line; thence S40°27'03"E, 89.00 feet along said fence line to a point; thence S64°03'32"E, 956.75 feet along said fence line to a point; thence S42°51'17"E, 481.05 feet along said fence line to a point; thence S50°04'27"E, 251.44 feet along said fence line to a point, said point lying on the south line of said S $\frac{1}{2}$ NW $\frac{1}{4}$; thence S89°18'34"W, 1396.49 feet along said south line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract.

Said tract contains 18.26 acres of land more or less.

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

Together with all buildings, improvements, and fixtures situate on the above-described property and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights appurtenant to, used on, or located on the above-described property and together with all easements and appurtenances belonging thereto.

Subject to all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, and subject to any state of facts which will 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.

Excepting and reserving all mineral rights.

See Record of Survey which is recorded with the Sheridan County Clerk in Drawer A of Certificate of Surveys No. 279 for reference.

Tract 3:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15, Township 53 North, Range 82 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the south quarter corner of said Section 15; thence N00°03'50"E, 1344.61 feet along the west line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract, said point being the northwest corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence N89°31'44"E, 101.90 feet along the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to a point, said point being the southeast corner of a tract of land described in Book 412 of Deeds, Page 10; thence S03°56'13"E, 64.12

feet to a point, said point lying on the south line of a tract of land described in Book 386 of Deeds, Page 20; thence S89°31'44"W, 106.37 feet along said south line to a point, said point being the southwest corner of said tract described in Book 386 of Deeds, Page 20; thence N00°03'50"E, 63.94 feet along the west line of said tract described in Book 386 of Deeds, Page 20 to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.15 acres of land more or less.

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

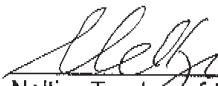
Together with all buildings, improvements, and fixtures situate on the above-described property and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights appurtenant to, used on, or located on the above-described property and together with all easements and appurtenances belonging thereto.

Subject to all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, and subject to any state of facts which will 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.

Excepting and reserving all mineral rights.

See Record of Survey which is recorded with the Sheridan County Clerk in Drawer A of Certificate of Surveys No. 279 for reference.

DATED this 26 day of June, 2002.


Neltje, Trustee of the Neltje Revocable
Trust dated May 10, 1994

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The above and foregoing instrument was acknowledged before me by , Neltje, Trustee of the Neltje Revocable Trust dated May 10, 1994, this 26th day of June, 2002.

Witness my hand and official seal.


Notary Public

My Commission expires: 2/23/2006

