

WARRANTY DEED

Eaglestone Ranch, Inc. (formerly named Harmony Ranch, Inc.), a Wyoming corporation, whose address is 1949 Sugarland Drive, No. 250, Sheridan, WY 82801, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to **Phillip J. Halseide and Michele S. Halseide**, 840 Pioneer Road, Sheridan, Wyoming 82801, all of the following real estate situate in County of Sheridan, State of Wyoming:

Tract 3 of Eaglestone Ranch Rural Tracts, Phase One, as shown on the Certificates of Survey recorded in the records of the Sheridan County Clerk on October 19, 2004, in Plat Book A, Pages 330 and 331 (the "Certificates"), and as more specifically described on the attached **Exhibit A**;

Together with all improvements thereon and all appurtenances thereto;

Including a non-exclusive easement for ingress and egress along roads within Eaglestone Ranch Rural Tracts and a non-exclusive easement to use utility easements which benefit the lands described on Exhibit A, as such roads and easements are designated on the Certificates;

Reserving to the Grantor and its successors and assigns all road, utility, water, pond and other easements shown on the Certificates or in the Declaration of Protective Covenants, recorded in the records of the Sheridan County Clerk on October 19, 2004, in Book 457, at Pages 453 - 464, including the right of ingress and egress to all Eaglestone Ranch Rural Tracts shown on the Certificates;

Subject to reservations, easements, covenants, restrictions and rights-of-way of record, and all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey or inspection would disclose and which are not shown in the public records, including discrepancies between surveyed boundary lines and established fence lines.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

DATED this 25th day of August, 2006.

550798 WARRANTY DEED
BOOK 477 PAGE 0556
RECORDED 08/25/2006 AT 04:20 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

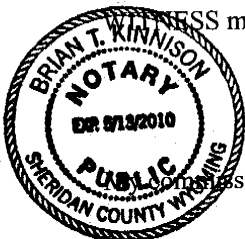
EAGLESTONE RANCH, INC.
A Wyoming Corporation

By: Carla J. Ash
Carla J. Ash, Secretary-Treasurer

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

The foregoing **Warranty Deed** was acknowledged before me this 25th day of August, 2006, by **Carla J. Ash** as **Secretary-Treasurer of Eaglestone Ranch, Inc.**

WITNESS my hand and official seal.



[Signature]
Notary Public

Commission expires: 5-13-10



CERTIFIED LEGAL DESCRIPTION

TRACT 3 - PHASE I EAGLESTONE RANCH RURAL TRACTS

A TRACT OF LAND LOCATED IN THE NE1/4SW1/4 AND THE SE1/4NW1/4 SECTION 11, T54N, R84W, 6TH PM, SHERIDAN COUNTY, WYOMING, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point which is located S00°08'23"E, 2,330.73 feet; Thence N88°50'04"W, 143.23 feet from the N1/4 corner of said Section 11, said point of BEGINNING being located in the center of Hollow Creek Road, a 60-foot road easement;

Thence with said centerline S16°12'58"W, 328.63 feet to the PC of a curve to the Left with a radius of 800.00 feet, an arc length of 708.03 feet, a chord of S09°08'17"E, 685.14 feet to a point;

Thence leaving said centerline S59°15'57"W, 1,383.18 feet to a point;

Thence N00°06'22"W, 1,722.81 feet to a point;

Thence S88°50'04"E, 1,175.30 feet to the point of **BEGINNING** containing 35.00 acres.

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

I, WILLIAM E. PUGH do hereby certify that this description was prepared by me on the 25th day of August, 2005.

William E. Pugh
Wyoming RLS 5300

