

WARRANTY DEED

PACIFIC POWER & LIGHT COMPANY, a Maine corporation, whose principal office is in Portland, Multnomah County, Oregon, for and in consideration of Ten Dollars (\$10.00) in hand paid, conveys and warrants to BARNEY BROS. LAND & LIVESTOCK, INC., a Wyoming corporation, whose principal address is in Sheridan, Sheridan County, Wyoming, the following described real estate situate in the County of Sheridan, State of Wyoming, to wit:

PARCEL 1: The Southwest Quarter of the Southeast Quarter, except the east 33 feet thereof; the South Half of the Southwest Quarter, and the Northwest Quarter of the Southwest Quarter of Section 17, excepting therefrom the rights-of-way of the C. B. & Q. Railroad, and the State Highway as set forth in instruments recorded in Book E of Deeds, Page 298; Book E of Deeds, Page 443, Book 60 of Deeds, Page 536; and Book 102 of Deeds, Page 77;

All that portion of the Northwest Quarter of Section 20 and the Southeast Quarter of the Northeast Quarter of Section 19 lying on the north side of the following described line (being the center of Tongue River), to wit: Beginning at a point on the east line of said Northwest Quarter of Section 20, which is North 4° 53' West 377 feet from the southeast corner of said Northwest Quarter;

thence South 30° 17' West 246 feet to a point;  
thence North 70° 57' West 235 feet to a point;  
thence North 2° 19' West 232 feet to a point;  
thence North 56° 53' West 859 feet to a point;  
thence South 44° 27' West 235 feet to a point;  
thence South 48° 47' East 490 feet to a point;  
thence South 51° 10' West 421 feet to a point;  
thence North 84° 56' West 402 feet to a point;  
thence North 58° 15' West 451 feet to a point;  
thence North 29° 05' East 320 feet to a point;  
thence North 59° 14' West 637 feet to a point;  
thence South 71° 23' West 622 feet to a point;  
thence South 42° 43' West 711 feet to a point;  
thence South 50° 30' West 393 feet to a point; and  
thence South 61° 35' West 282 feet to the west line of the Southeast Quarter of the Northeast Quarter of said Section 19;

Also that part of the Northeast Quarter of Section 19 described as follows: Beginning at a point 1314.7 feet east of the north quarter corner of said Section 19;

thence South 264 feet to a point;  
thence West 165 feet to a point;  
thence South 206 feet to a point;  
thence West 301.7 feet to a point;  
thence South 920 feet to a point in the channel of Tongue River;  
thence following the course of said Tongue River South 69° 25' East 400 feet;  
thence South 21° 26' East 274.5 feet;  
thence South 7° 11' West 500 feet;  
thence South 37° 47' East 257 feet to the east line of the Southwest Quarter of the Northeast Quarter of said Section 19; and

thence North along the east line of said Southwest Quarter of the Northeast Quarter, North 2° 43' West 1167 feet to the southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 19;

thence South 89° 34' East along the south line of said Northeast Quarter of the Northeast Quarter to the southeast corner thereof;

thence North 2° 30' West 1330 feet to the northeast corner of said Section 19; and

thence west along Section line 1311.3 feet to the point of beginning;

EXCEPTING AND RESERVING from the above described land, a tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 19, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point located South 32° West a distance of 1600 feet from the northeast corner of said Section 19;

thence South 66° 30' East 150 feet to a point;

thence South 18° 30' West 155 feet to a point;

thence North 66° 30' West 150 feet to a point;

thence North 18° 30' East 155 feet to a point of beginning, said tract containing 0.5 acres, more or less, together with all improvements situated thereon.

Also a right of way easement as a means of ingress and egress to the above described tract, said right of way easement being as follows:

A strip of land 30 feet in width located in the East Half of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 19, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, the centerline of said right of way being described as follows:

Beginning at a point located South 26° 45' West a distance of 1575 feet;

thence North 61° West 370 feet to a point;

thence North 24° West 640 feet to a point;

thence North 40° West 280 feet, more or less, to the south boundary of Halbert Street of the Town of Ranchester, Sheridan County, Wyoming.

All in Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming.

PARCEL 2: Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming.

Section 20: All that part of the Northwest Quarter of the Northeast Quarter lying northwesterly of the center of Tongue River.

PARCEL 3: Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming.

Section 20: A tract of land situated in the North Half of the Northeast Quarter of said Section, described as follows:

Beginning at a point which is South 88° 20' East 47 feet from the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section;

thence North 88° 20' West a distance of 710 feet to a point (said point also being in the center of the channel of Tongue River);

thence generally following the centerline of said channel of Tongue River the following courses and distances, to wit:

South 6° 10' West 325 feet;

South 20° 05' East 395 feet;

South 32° 40' West 580 feet;  
South 68° 40' West 478 feet;  
thence leaving the channel of Tongue River South 88°  
45' East 1306 feet to a point, said point also being the  
southeast corner of the Northwest Quarter of the North-  
east Quarter of said Section.  
thence North 2° 10' East 1369 feet to a point of  
beginning.

EXCEPTING from Parcels 1, 2 and 3 hereinabove all oil,  
gas, coal and other minerals heretofore reserved.

EXCEPTING the following conveyances from the above  
described lands:

1. Quitclaim Deed in favor of Avon Barney and Vera  
Barney, husband and wife and Reo Kimball Barney and  
Paula Barney, husband and wife, dated August 29, 1978  
and recorded September 5, 1978 in Book 172, page 185,  
Sheridan County Records.
2. Quitclaim Deed in favor of Avon Barney and Vera  
Barney, husband and wife and Reo Kimball Barney and  
Paula Barney, husband and wife, dated August 24, 1979  
and recorded August 28, 1979 in Book 242, page 437,  
Sheridan County Records, Instrument No. 772869.
3. Warranty Deed in favor of the Town of Ranchester,  
Wyoming dated July 6, 1983 and recorded July 21, 1983  
in Book 277 of Deeds, Page 5, Entry No. 877853,  
Sheridan County Records.

SUBJECT TO the following easements and encumbrances of record.

1. A right of way as granted to The Mountain States Telephone and  
Telegraph Company, being 12 feet in width, for such communica-  
tion and other facilities and incidental purposes as contained  
in instrument recorded May 17, 1972 in Book 187 of Deeds, page  
296.
2. Approval of right of way easement granted to Montana-Dakota  
Utilities Co. for utilities and incidental purposes as con-  
tained in instrument recorded November 12, 1974 in Book 205 of  
Deeds, page 339; and in instrument recorded November 12, 1974  
in Book 205 of Deeds, page 343.
3. A right of way easement as granted to Montana-Dakota Utilities  
Co. for an electric transmission line and incidental purposes  
as contained in instrument recorded November 12, 1974 in Book  
205 of Deeds, page 344.
4. A right of way easement as granted to The Mountain States  
Telephone and Telegraph Co. being 16 feet in width, for such  
communication and other facilities and incidental purposes as  
contained in instrument recorded June 25, 1975 in Book 209 of  
Deeds, page 365.
5. Ditches and canals as may effect subject property.
6. Any right, title or interest of the State of Wyoming in the  
streambeds of Tongue River.

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DATED this 22nd day of March, 1984.

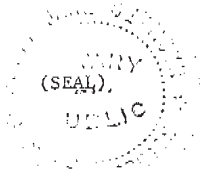
PACIFIC POWER & LIGHT COMPANY

By J. M. Samper  
Vice President

STATE OF OREGON. )  
                          ) ss.  
County of Multnomah)



On this 22nd day of March, 1984, before me appeared J. M. SAMPER, to me personally known, who, being by me duly sworn, did say that he is a Vice President of PACIFIC POWER & LIGHT COMPANY, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said J. M. SAMPER acknowledged said instrument to be the free act and deed of said corporation.



Betty Jane Seymour  
Notary for State of Oregon  
My commission expires: 11-20-87