

WARRANTY DEED

HOMER DARWIN MORRISON and LEONA MORRISON, husband and wife, Grantors, of Sheridan 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, CONVEY AND WARRANT TO PRAIRIE DOG RANCH, INC., a Wyoming Corporation, Grantee, of Sheridan County and State of Wyoming, 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:

Township 55 North, Range 84 West, 6th P.M.  
Sheridan County, Wyoming

Section 9: S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$

Section 10: W $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , and all of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  and NE $\frac{1}{4}$ SW $\frac{1}{4}$  except the following described tract: Beginning at the center of said Section 10, thence North 46 feet, thence West 225 feet, thence South 375 feet, thence East 225 feet, and thence North 329 feet to the point of beginning. All of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  except the following described tract: Beginning at a point West, 470 feet from the NE corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ , thence West 834 feet, more or less, to the NW corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ , said point also being located in the center of a County Road; thence South 143 feet to a point; thence North 80°15' East a distance of 845 feet, more or less, to the point of beginning.

Section 15: W $\frac{1}{2}$ NW $\frac{1}{4}$ , and all of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  except the North 1220 feet thereof

Section 16: NE $\frac{1}{4}$

Containing 760 acres, more or less.

Together with all improvements situate thereon, including all water, water rights, ditches and ditch rights belonging thereunto, and also including 50.109 Shares of the Capital Stock of the Colorado Colony Ditch Company and 9,464 Shares of the Capital Stock of the Big Horn Reservoir Company.

SUBJECT TO all rights of way and easements of record.

EXCEPTING AND RESERVING, HOWEVER, to the Grantors and to their heirs, and assigns, one-half of all coal, oil, gas and other minerals contained in or underlying said lands presently owned by Grantors, together with the right to enter thereon for the purpose of drilling for or mining the said coal, oil, gas and other minerals and the right to use so much of the surface as may be necessary for such purposes; provided the owner of the surface is reasonably compensated for any damage done thereto.

ALSO EXCEPTING AND RESERVING to the Grantors and to their heirs, successors in interest and assigns, an easement for a water line and spring collection system located in the S $\frac{1}{2}$ NW $\frac{1}{4}$ , Section 10, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, which easement is 20 feet wide and which is more particularly described as follows: 10 feet on each side of the center line, which center line is described as beginning at a point 1269 feet West from the NE corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 10; thence South 35°35' West a distance of 980 feet to a point; thence South 56°15' West a distance of 320 feet to a point; thence along the center line of the spring collection system with an easement 100 feet wide, said easement being described as 50 feet on each side of a center line which extends North 81°30' West a distance of 520 feet to a point

Grantee takes title to the lands covered by the foregoing easement with the understanding that no feed lot nor similar livestock operation shall be established within one-quarter mile to the West or South of said spring collection system.

WITNESS their hands this 1st day of April, 1968.

James S. [illegible]  
[illegible]

STATE OF WYOMING     )  
                              ) SS  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before  
me this 1st day of April, 1968, by HOMER DARWIN MORRISON  
and LEONA MORRISON, husband and wife.

Witness my hand and official seal.

William A. Kelle  
Notary Public

My Commission expires: March 24-1970