

### WARRANTY DEED

For value received, Neltje, Trustee of the Neltje Revocable Trust Dated May 10, 1994 ("Grantor") conveys and warrants to Ray Daly and Kathryn Daly, husband and wife, astenants by the entireties, ("Grantees") whose address is 79 Lower Piney Branch Wy the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

A tract of land situated in the NW¼ and NE¼SW¼ of Section 15, Township 53 North, Range 82 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 15; thence S02°20'55"E, 1099.34 feet to the **POINT OF BEGINNING** of the herein described tract, said point lying on a fence line; thence S73°46'44"E, 483.12 feet along said fence line to a point; thence N83°44'08"E, 1058.43 feet along said fence line to a point; thence S54°38'05"E, 822.12 feet along said fence line to a point; thence S27°32'13"W, 1316.50 feet along said fence line to a point, said point lying on the southwesterly line of a tract of land described in Book 435 of Deeds, Page 260; thence N50°04'27"W, 151.87 feet along said southwesterly line of said tract described in Book 435 of Deeds, Page 260 to the southeast corner of a tract of land described in Book 435 of Deeds, Page 258; thence N50°04'27"W, 251.44 feet along the northeasterly line of said tract described in Book 435 of Deeds, Page 258 to a point; thence N42°51'17"W, 481.05 feet along said northeasterly line of said tract described in Book 435 of Deeds, Page 258 to a point; thence N64°03'32"W, 956.75 feet along said northeasterly line of said tract described in Book 435 of Deeds, Page 258 to a point; thence N40°27'03"W, 89.00 feet along said northeasterly line of said tract described in Book 435 of Deeds, Page 258 to the northwest corner of said tract; thence N02°20'55"W, 565.53 feet along the west line of a tract of land described in Book 386 of Deeds, Page 20 to the **POINT OF BEGINNING** of said tract.

Said tract contains 46.21 acres of land, more or less.

Basis of Bearings is Wyoming Coordinate System NAD 1983, East Central Zone.

Together with all improvements and fixtures situate on the above-described property, in their present condition.

EXCEPTING AND RESERVING to the Seller, its successors in interest and assigns, all coal, sub-bituminous coal, lignite, oil, gas, gravel, scoria, uranium, fissionable materials and all other minerals of every kind and character presently owned by the Seller and contained in or underlying the above-described lands, together with the right to enter on and use the above-described lands for the purposes of exploring, drilling and mining the above-described minerals. Provided, however, surface owner shall be reasonably compensated for all damage done to the surface estate and improvements thereon.

FURTHER SUBJECT to all exceptions, reservations, rights of way, conveyances, easements, restrictions and rights of record and subject to any discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any state of facts which would be disclosed by accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

FURTHER SUBJECT to Grantees specifically waiving ingress and egress and utility easements of not less than forty (40) feet in width to a public road as set forth in W.S. § 18-5-303 (b).

The Grantees accept the property in its present condition. The property is sold "AS IS".

Dated this 13 day of December, 2006.

Neltje

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

As to the specific waiver of ingress and egress and utility easements of not less than forty (40) feet in width to a public road pursuant to W.S. § 18-5-303 (b).

Ray Daly  
Ray Daly

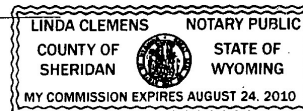
Kathryn Daly  
Kathryn Daly

State of Wyoming )  
 ) ss.  
County of Sheridan )

The foregoing instrument was acknowledged before me by Neltje, Trustee of the Neltje Revocable Trust dated May 10, 1994 this 13<sup>th</sup> day of December, 2006. Witness my hand and official seal.

Linda Clemens  
Notary Public

My commission expires: 8-24-2010

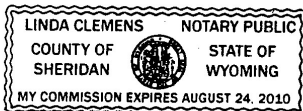


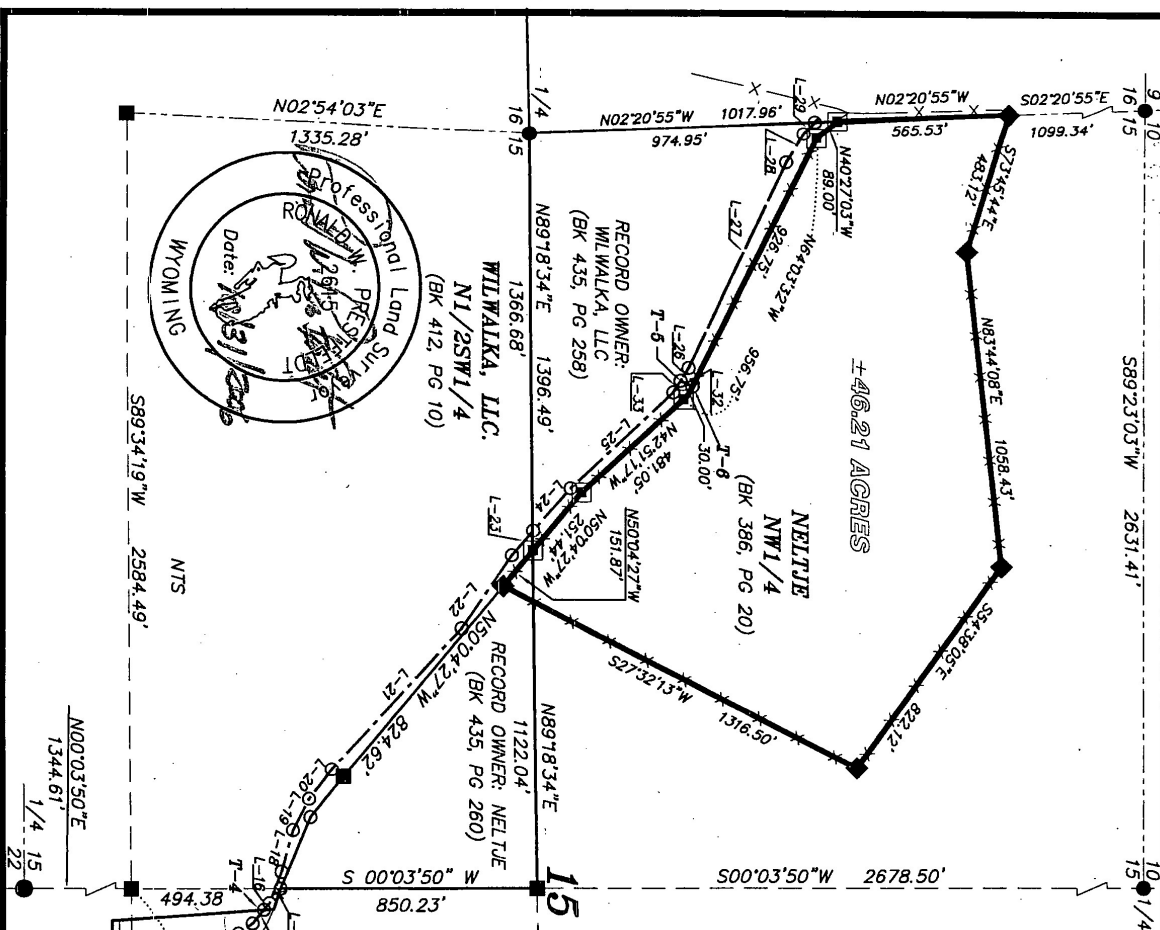
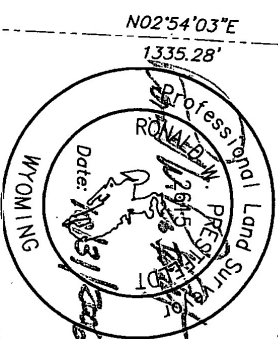
State of Wyoming )  
 ) ss.  
County of Sheridan )

The foregoing instrument was acknowledged before me by Ray Daly and Kathryn Daly this 13<sup>th</sup> day of December, 2006. Witness my hand and official seal.

Linda Clemens  
Notary Public

My commission expires: 8-24-2010





### LEGEND

- 2" ALUMINUM CAP PER LS 2615
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- FOUND 3" BLK BRASS CAP (1947)
- ◆ SET 2" ALUMINUM CAP PER LS 2615
- CALCULATED/NOTHING SET
- MC WITNESS CORNER
- SECTION LINE
- INTERIOR SECTION LINE
- X—X— FENCE LINE
- X—X— CENTERLINE PROPOSED 20' ACCESS EASEMENT
- PROPERTY LINE

SEE RECORD OF SURVEY FILED IN BOOK A, No. 279 AT THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY COURT HOUSE

NETLIE  
NE 1/4  
(BK 386, PG 20)

NETLIE  
NW 1/4 SE 1/4  
(BK 386, PG 20)

SW 1/4 SE 1/4



SCALE: 1"=500'  
PART OF BEARING IS  
THE WYOMING COORDINATE SYSTEM  
MAD 1983, EAST CENTRAL ZONE

CENTERLINE ACCESS EASEMENTS		
LINE	BEARING	DISTANCE
L-1	S 72° 55' 36" W	130.67'
L-2	S 85° 40' 52" W	31.84'
L-3	N 80° 17' 11" W	51.33'
L-4	N 66° 06' 16" W	106.63'
L-5	N 63° 39' 11" W	101.86'
L-6	N 70° 49' 13" W	80.81'
L-7	N 88° 17' 24" W	73.73'
L-8	S 82° 35' 48" W	174.33'
L-9	N 88° 27' 21" W	89.29'
L-10	N 63° 50' 59" W	109.97'
L-11	N 46° 29' 48" W	242.75'
L-12	N 34° 18' 21" W	73.33'
L-13	N 20° 00' 50" W	57.20'
L-14	N 35° 24' 50" W	59.04'
L-15	N 50° 19' 57" W	29.15'
L-16	N 69° 14' 38" W	111.84'
L-17	N 74° 04' 56" W	117.09'
L-18	N 62° 48' 04" W	125.15'
L-19	N 52° 39' 55" W	632.40'
L-20	N 47° 31' 15" W	293.32'
L-21	N 51° 00' 38" W	76.24'
L-22	N 48° 56' 27" W	218.89'
L-23	N 43° 24' 37" W	466.90'
L-24	N 58° 03' 03" W	49.81'
L-25	N 65° 16' 26" W	761.01'
L-26	N 59° 22' 30" W	111.21'
L-27	S 47° 03' 56" W	72.86'
L-28	S 73° 13' 59" W	112.64'
L-29	S 78° 32' 12" W	109.82'
L-30	N 23° 56' 28" E	43.57'
L-31	N 58° 03' 03" E	44.86'
L-32	N 58° 03' 03" E	44.86'
L-33	N 58° 03' 03" E	44.86'

### TIE TABLES

TIES FROM THE SOUTH QUARTER CORNER OF SECTION 15		
LINE	BEARING	DISTANCE
T-1	N 45° 21' 37" E	2032.96'
T-2	N 46° 16' 00" E	1835.75'
T-3	N 37° 54' 27" E	1633.51'
TIES FROM THE SW COR. NW 1/4 OF SECTION 15		
LINE	BEARING	DISTANCE
T-4	N 09° 15' 43" E	445.10'
TIES FROM THE WEST QUARTER CORNER OF SECTION 15		
LINE	BEARING	DISTANCE
T-5	N 58° 42' 12" E	971.75'
TIES FROM THE NORTHWEST CORNER OF SECTION 15		
LINE	BEARING	DISTANCE
T-6	S 24° 10' 45" E	2342.09'

### EXHIBIT "B"

CLIENT: NETLIE  
11 LOWER PINEY CREEK ROAD  
BANNER, WY 82832  
LOCATION: SECTION 15, T35N, R82W,  
6TH P.M., SHERIDAN COUNTY, WY.



PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000  
JN: 95088  
D95/95088EXHA  
TAB: DALY TRACT  
OCTOBER 31, 2006