

577610 WARRANTY DEED
BOOK 486 PAGE 0487
RECORDED 06/15/2007 AT 03:50 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

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 **Andrew F. Hall and Jeannie R. Peterson**, husband and wife, 42 Crown Drive, Sheridan, Wyoming 82801, all of the following real estate situate in County of Sheridan, State of Wyoming:

Tract 12 of Eaglestone Ranch Rural Tracts, Phase Two, 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 13th day of June, 2007.

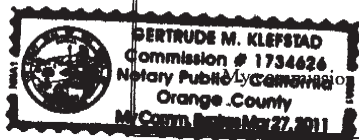
EAGLESTONE RANCH, INC.
A Wyoming Corporation

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

STATE OF California
COUNTY OF Orange : ss

The foregoing **Warranty Deed** was acknowledged before me this 13th day of June, 2007, by Carla J. Ash as Secretary-Treasurer of Eaglestone Ranch, Inc.

WITNESS my hand and official seal.



Bertrude M. Klefsaad
Notary Public

expires: 3-27-2011

487



Professional
Consultants

488

CERTIFIED LEGAL DESCRIPTION

TRACT 12 - PHASE II EAGLESTONE RANCH RURAL TRACTS

A TRACT OF LAND LOCATED IN A PART OF THE SE1/4NE1/4, SW1/4NE1/4,
NW1/4NE1/4, AND NE1/4NE1/4 SECTION 14, T54N, R84W, 6TH PM, SHERIDAN
COUNTY, WYOMING, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point which is located S00°08'33"E, 997.40 feet from the NW corner
of said Section 14;

Thence along the East line of said Section 14, S00°08'34"E, 869.70 feet to a point;

Thence leaving said East line S89°04'39"W, 1,981.30 feet to a point;

Thence N15°45'42"E, 1,083.01 feet to the center of a 60-foot cul-de-sac on Shepard's
Road;

Thence S85°13'34"E, 1,690.56 feet to the point of **BEGINNING** containing 40.40 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



Architecture - Engineering
Materials Testing - Surveying

237 North Main Street Sheridan, Wyoming 82801 (307) 673-1711 Fax: (307) 674-5014 cer@cerpc.com
400 South Miller Avenue Gillette, Wyoming 82716 (307) 682-1141 Fax: (307) 682-1430 cer@gillette@cerpc.com