

RECORDED AUGUST 26, 1993 BK 360 PG 487 NO 147259 RONALD L. DAILEY, COUNTY CLERK  
**WARRANTY DEED**

NX Bar Ranch, Inc., A Wyoming Corporation, and Gilt Edge Mining Corporation, A Delaware Corporation authorized to do business in the State of Wyoming, both of Sheridan County, Wyoming, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO NX BAR, L.L.C., Grantee, whose address is c/o Carl H. Cofer, 99 West Paces Ferry Road, N.W., Suite 200, Atlanta, Georgia, 30305, the following described real estate, situated in the County of Sheridan, and State of Wyoming, to-wit:

All lands described in the attached Exhibit A.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

TOGETHER with all water and water rights, ditch, reservoir and water well rights adjudicated or appurtenant thereto.

SUBJECT to all easements, reservations, restrictions, and covenants of record.

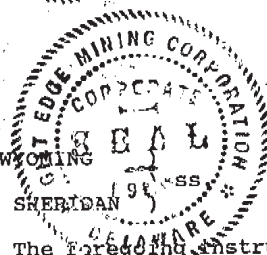
Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State.

DATED this 26 day of August, 1993.



NX BAR RANCH, INC., Grantor

By: Martin S. MacCarty  
Title: Pres.



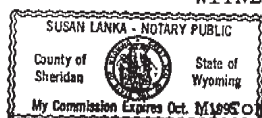
GILT EDGE MINING CORPORATION, Grantor

By: Martin S. MacCarty  
Title: Pres.

STATE OF WYOMING  
County of SHERIDAN

The foregoing instrument was acknowledged before me this 26 day of August, 1993 by Martin S. MacCarty, of NX Bar Ranch, Inc., and Martin S. MacCarty, of Gilt Edge Mining Corporation, Grantors.

WITNESS my hand and official seal.



Susan Lanka  
Notary Public

Commission expires: 10-1-95

TRACT 1Township 57 North, Range 81 West, 6th P.M., Sheridan County, Wyoming

Section 4: All

Section 5: All

Section 6: South 1/2 NE 1/4, SE 1/4 NW 1/4, Lots 8, 9, 10, 11, 12, and that portion of Lot 13 lying north of the following described fence line: Beginning at a point on a fence line on the west line of said Lot 13, said point being S03°52'55"E, 107.69 feet from the east quarter corner of Section 1, T57N, R82W; thence S64°29'35"E, 78.02 feet along said fence line to a fence corner; thence N88°36'02"E, 852.08 feet along said fence line to a fence corner; thence N88°57'49"E, 503.08 feet along said fence line to a fence corner, said point being S85°33'50"E, 1436.83 feet from said east quarter corner of Section 1.

Section 9: East 1/2, North 1/2, NW 1/4

Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming

Section 1: That portion of the North 1/2 and NE 1/4 SE 1/4 of said Section 1 lying northeasterly of the following described fence line: Beginning at a point on a fence line on the east line of said Section 1, said point being S03°52'55"E, 107.69 feet from the east quarter corner of said Section 1; thence N64°29'35"W, 492.10 feet along said fence line to a fence corner; thence N70°43'05"W, 3595.45 feet along said fence line to a fence corner; thence N45°34'57"W, 1600.49 feet along said fence line to a fence corner, thence N61°11'33"W, 281.99 feet along said fence line to a point on the approximate west line of said Section 1, said point being S0°48'22"E, 196.22 feet from the northwest corner of said Section 1.

Section 2: That portion of Lot 1 of said Section 2 lying northeasterly of the following described fence line: Beginning at a point on a fence line and the approximate east line of said Section 2, said point being S0°48'22"E, 196.22 feet from the northeast corner of said Section 2; thence N61°11'33"W, 384.13 feet along said fence line to a point on the approximate north line of said Section 2, said point being S88°06'37"W, 85.38 feet from the closing corner to the southwest corner of Section 36, T58N, R82W.

Township 58 North, Range 81 West, 6th P.M., Sheridan County, Wyoming

Section 19: All

Section 20: All

Section 21: All

Section 28: All

Section 29: All

Section 30: All

Section 31: All

Section 32: All

Section 33: All

Township 58 North, Range 82 West, 6th P.M., Sheridan County, Wyoming

Section 22: SE 1/4, Sth 1/2 NE 1/4, SE 1/4 NW 1/4, East 1/2 SW 1/4, Lots 1, 2, 3, 4, 5, 6, and that portion of Lot 7 lying northeasterly of the following described fence line: Beginning at a point on a fence line and the approximate south line of said Section 22, said point being N89°33'01"E, 163.21 feet from the closing corner to the southwest corner of said Section 22; thence N52°02'34"W, 204.49 feet along said fence line to a fence corner; thence leaving said fence line N32°29'53"W, 8.10 feet to a point, said point being the southeast corner of Section 21, T58N, R82W.

Section 23: All

Section 24: All

Section 25: All

Section 26: All

Section 27: East 1/2 SE 1/4, NE 1/4, NE 1/4 NW 1/4, and that portion of the SE 1/4 NW 1/4, NE 1/4 SW 1/4, West 1/2 SE 1/4, Lot 1, and Lot 2 lying northeasterly of the following described fence line: Beginning at a point on the approximate south line of said Section 27, said point being S89°36'36"W, 1949.34 feet from the southeast corner of said Section 27; thence N06°12'00"W, 1428.98 feet to a point on a fence line; thence N53°56'27"W, 747.62 feet along said fence line to a fence corner; thence N49°58'57"W, 979.91 feet along said fence line to a fence corner; thence N33°00'51"W, 1564.82 feet along said fence line to a fence corner; thence N09°21'02"E, 921.34 feet along said fence line to a fence corner; thence N52°02'34"W, 887.66 feet along said fence line to a fence corner on the approximate north line of said Section 27, said point being N89°33'01"E, 163.21 feet from the closing corner to the northwest corner of said Section 27;

Section 34: That portion of the NE 1/4 lying northeasterly of the following described line: Beginning at a point on a fence line and the east line of said Section 34, said point being S0°20'09"E, 2481.89 feet from the northeast corner of said Section 34; thence N57°40'59"W, 465.99 feet along said fence line to a fence corner; thence N45°33'49"W, 1577.69 feet along said fence line to a point; thence leaving said fence line S34°30'32"W, 62.38 feet to a point on the centerline of the Badger Creek County Road; thence N49°55'25"W, 404.87 feet along said centerline to a point; thence leaving said centerline of the Badger Creek County Road N06°12'00"W, 910.98 feet to a point on the approximate north line of said Section 34, said point being S89°36'36"W, 1949.34 feet from the northeast corner of said Section 34;

Section 35: NE 1/4, East 1/2 NW 1/4, NW 1/4 NW 1/4, and that portion of the SW 1/4 NW 1/4, North 1/2 SW 1/4, North 1/2 SE 1/4, and Lot 1 lying northeasterly of the following described fence line: Beginning at a point on a fence line and the approximate south line of said Section 35, said point being S88°06'37"W, 85.38 feet from the closing corner to the southeast corner of Section 35; thence N61°11'33"W, 173.23 feet along said fence line to a fence corner; thence N53°33'13"W, 735.64 feet along said fence line to a fence corner; thence N18°55'49"W, 845.93 feet along said fence line to a fence corner; thence N89°42'54"W, 2364.28 feet along said fence line to a fence corner; thence N57°40'59"W, 2163.76 feet along said fence line to a point on the west line of said Section 35, said point being S0°20'09"E, 2481.89 feet from the northwest corner of said Section 35.

## EASEMENT 1

Also including an easement 40 feet wide for ingress and egress being 20 feet on each side of a centerline situated in the North1/2SE1/4 of Section 1, T57N, R82W, said centerline described as follows: Beginning at a point on the centerline of the Badger Creek County Road, said point being N54°45'37"W, 2110.88 feet from the southeast corner of said Section 1; thence N41°51'22"E, 420.25 feet along said centerline to a point; thence N56°24'55"E, 311.60 feet along said centerline to a point; thence N67°24'22"E, 273.91 feet along said centerline to a point; thence N73°07'34"E, 329.38 feet along said centerline to a point; thence N43°01'59"E, 311.92 feet along said centerline to a point; thence N53°23'56"E, 243.93 feet along said centerline to a point; thence N36°14'39"E, 148.93 feet along said centerline to a point on a fence line, said point being S22°03'06"E, 139.05 feet from the east quarter corner of said Section 1.

## EASEMENT 2

Also including an easement 40 feet wide for ingress and egress being 20 feet on each side of a centerline situated in the NE1/4SW1/4 and Lot 3 of Section 35, T58N, R82W, said centerline described as follows: Beginning at a point on the centerline of the Badger Creek County Road, said point being S24°03'53"E, 4578.14 feet from the northwest corner of said Section 35; thence N19°15'31"E, 572.62 feet along said centerline to a point on a fence line, said point being S29°27'29"E, 4180.07 feet from said northwest corner of Section 35.

## EASEMENT 3

Also including an easement 40 feet wide for ingress and egress being 20 feet on each side of a centerline situated in the SE1/4NW1/4, Lot 2, and Lot 3 of Section 27, T58N, R82W; said centerline described as follows: Beginning at a point on the centerline of the Badger Creek County Road, said point being S01°58'01"E, 815.32 feet from the east quarter corner of Section 28, T58N, R82W; thence N39°29'57"E, 219.23 feet along said centerline to a point; thence N50°32'31"E, 94.43 feet along said centerline to a point; thence N04°20'29"E, 263.19 feet along said centerline to a point; thence N34°06'54"E, 147.77 feet along said centerline to a point; thence N59°22'59"E, 308.69 feet along said centerline to a point; thence N52°32'37"E, 424.12 feet along said centerline to a point; thence N33°44'14"E, 277.21 feet along said centerline to a point on a fence line, said point being N67°58'25"E, 1186.00 feet from said east quarter corner of Section 28.

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## TRACT 2

Township 57 North, Range 80 West, 6th P.M., Sheridan County, Wyoming

Section 6: All

Section 7: All of Section 7 except that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$  and NE $\frac{1}{4}$ SE $\frac{1}{4}$  more particularly described as follows: Beginning at the east quarter corner (G.L.O. Brass Cap) of said Section 7; thence S03°43'12"E, 536.10 feet along the east line of said Section 7 to a point on a fence line; thence N47°57'54"W, 946.33 feet along said fence line to a point; thence N21°55'05"E, 1043.10 feet along said fence line to a point; thence N42°33'13"E, 403.60 feet along said fence line to a point on said east line of Section 7; thence S0°14'34"E, 1239.62 feet along said east line to the point of beginning.

Section 8: That portion of the SW $\frac{1}{4}$  more particularly described as follows: Beginning at the southwest corner (G.L.O. Brass Cap) of said Section 8; thence N87°49'38"E, 1261.90 feet along the south line of said Section 8 to a point on a fence line; thence N30°08'58"E, 617.67 feet along said fence line to a point; thence N38°28'12"W, 884.33 feet along said fence line to a point; thence N57°12'40"W, 867.81 feet along said fence line to a point; thence N47°57'54"W, 579.16 feet along said fence line to a point on the west line of said Section 8; thence S03°43'12"E, 2136.58 feet along the west line of said Section 8 to the point of beginning.

Also including That portion of the NW $\frac{1}{4}$  more particularly described as follows: Beginning at the northwest corner (G.L.O. Brass Cap) of said Section 8; thence S01°53'00"E, 1302.59 feet along a fence line to a point; thence S42°33'13"W, 54.89 feet along said fence line to a point on the west line of said Section 8; thence N0°14'34"W, 1342.33 feet along said west line to the point of beginning.

Section 17: That portion of the NW $\frac{1}{4}$  more particularly described as follows: Beginning at the northwest corner of said Section 17 (G.L.O. Brass Cap); thence S02°16'24"E, 1822.84 feet along the west line of said Section 17 to a point on a fence line; thence N65°25'03"E, 154.22 feet along said fence line to a point; thence N30°08'58"E, 2087.49 feet along said fence line to a point on the north line of said Section 17; thence S87°49'38"W, 1261.90 feet along said north line to the point of beginning.

Section 18: All of the North $\frac{1}{4}$  except that portion more particularly described as follows: Beginning at the east quarter corner (G.L.O. Brass Cap) of said Section 18; thence S88°44'58"W, 1707.88 feet along the south line of said North $\frac{1}{4}$  to a point on a fence line; thence N65°16'16"E, 740.12 feet along said fence line to a point; thence N37°11'57"E, 417.93 feet along said fence line to a point; thence S89°06'23"E, 436.73 feet along said fence line to a point; thence N65°25'03"E, 347.91 feet along said fence line to a point on the east line of said Section 18; thence S02°16'24"E, 743.74 feet to the point of beginning.

Also including that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  and lots 7, 8, 9 more particularly described as follows: Beginning at the west quarter corner (G.L.O. Brass Cap) of said Section 18; thence S01°57'53"E, 690.59 feet along the west line of said Section 18 to a point on said fence line; thence S81°57'13"E, 1014.31 feet along said fence line to a point; thence S82°02'18"E, 986.86 feet along said fence line to a point; thence N65°16'16"E, 2541.12 feet along said fence line to a point on the north line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence S88°44'58"W, 4314.46 feet along the south line of said North $\frac{1}{4}$  of Section 18 to the point of beginning.

Township 57 North, Range 81 West, 6th P.M., Sheridan County, Wyoming

Section 1: All

Section 2: All

Section 3: All

Section 10: All

Section 11: All

Section 12: All

Section 13: All of Section 13 and that portion of Tract 48 lying in Section 13 except that portion of Lots 5, 6, and Tract 48 more particularly described as follows: Beginning at the southwest corner of said Section 13 (G.L.O. Brass Cap); thence N0°28'00"W, 652.96 feet along the west line of said Section 13 to a point on a fence line; thence S76°35'15"E, 1110.78 feet along said fence line to a point; thence S87°34'21"E, 2136.12 feet along said fence line to a point; thence S81°57'13"E, 633.30 feet along said fence line to a point on the east line of said Section 13; thence S01°57'53"E, 184.75 feet along said east line to the closing corner for the southeast corner of said Section 13 (G.L.O. Brass Cap); thence S89°31'48"W, 3842.89 feet along the south line of said Section 13 to the point of beginning.

Section 14: West $\frac{1}{2}$ , NE $\frac{1}{4}$ , North $\frac{1}{2}$ SE $\frac{1}{4}$

Section 15: North $\frac{1}{2}$ , North $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$

Township 58 North, Range 81 West, 6th P.M., Sheridan County, Wyoming

Section 22: West $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , Lot 4

Section 25: North $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 26: South $\frac{1}{2}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 27: South $\frac{1}{2}$ , NW $\frac{1}{4}$ , West $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 34: All

Section 35: All

TOTAL ACRES FOR TRACTS 1 & 2 = + or - 21,026 ACRES

NOTE: The above acreage for record sections and aliquot parts was tabulated from resurvey plats received from the B.L.M. in Cheyenne, WY. Acreages for those portions lying northeasterly of the fence line were calculated from a field survey of the fence line, located resurvey monuments, and record bearings and distances from said resurvey plats. The above acreage is only approximate and may change if a boundary survey is executed in the future.

BASIS OF BEARINGS IS WYOMING STATE PLANE: EAST CENTRAL ZONE