

WARRANTY DEED

LEGERSKI RANCH, a Wyoming Co-partnership, Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, receipt whereof is acknowledged, CONVEYS AND WARRANTS to TAYLOR INVESTMENTS, LLC, a Wyoming Limited Liability Company, Grantee, whose address is %Leroy Taylor, 4 Cloud Peak Court, Sheridan, WY 82801, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached Schedule C which is incorporated herein by this reference.

TOGETHER WITH all water, water rights, ditches and ditch rights, all improvements situate thereon, and all easements and appurtenances thereunto belonging; and

SUBJECT TO the existing grazing lease with Sean and Kelly Carroll which expires October 1, 2000, and the reservations, restrictions, covenants, easements and rights of way set forth on attached Schedule B - Section II, items 8 through 20, to the extent they actually apply to the described lands.

RESERVING TO GRANTOR its successors in interest and assigns one half of all minerals and mineral rights owned by Grantor. For purposes of this reservation scoria shall be considered a mineral. This reservation of minerals is intended to create in Grantor a non-executive mineral interest whereby the Grantee shall have the exclusive right, the so called "executive right", to negotiate all mineral leases but Grantor shall receive its share of all bonus, delay rental, and royalty payments. Future compensation pursuant to the existing Materials Agreement for scoria shall be paid one-half to Grantor and balance to Grantee.

WITNESS our hands this 28th day of March, 2000.

LEGERSKI RANCH, a Wyoming Co-partnership

By:


ROMAN J. LEGERSKI
Managing General Partner

346
By: John D. Legerski
JOHN D. LEGERSKI
Managing General Partner

By: Elizabeth Lucille Stanko
ELIZABETH LUCILLE STANKO
Managing General Partner

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by JOHN D. LEGERSKI, ROMAN J. LEGERSKI, and ELIZABETH LUCILLE STANKO, a/k/a BETTY ELIZABETH STANKO, Managing General Partners of LEGERSKI RANCH, this 24th day of March, 2000.

WITNESS my hand and official seal.

E. M. Bright
Notary Public

My Commission expires: 6-18-2000



SCHEDULE C

Township 57 North, Range 84 West of the Sixth Principal Meridian,
Sheridan County, Wyoming.

Section 18: All that portion of Lot 4 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) lying north of the northerly right of way line of Interstate Highway No. 90, said northerly right of way line being of hereinafter stated distances to the left or northerly side measured at right angles or radially to the following described survey line of highway, said parallel right of way line beginning on the west boundary and ending on the east boundary of said Lot 4; beginning at a point on said west boundary from which the southwest corner of Section 18 bears S.0°30'E. a distance of 862.5 feet; thence with said parallel right of way lines 270 feet to the left or northerly side, S. 81°23.6'E. a distance of 876.2 feet; thence with said parallel right of way line 210 feet to the left or northerly side, continuing S.81°23.6'E. a distance of 455 feet, more or less, to a point on said east boundary. ALSO, NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$

Excepting that portion conveyed to The State of Wyoming Highway Commission of Wyoming by Warranty Deed recorded February 10, 1981 in Book 255, Page 70.

Township 57 North, Range 85 West of the Sixth Principal Meridian,
Sheridan County, Wyoming.

Section 11: SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 12: SW $\frac{1}{4}$ SW $\frac{1}{4}$, also the South half of the Northeast quarter, the Southeast quarter of the Northwest quarter, the Southeast quarter and the East half of the Southwest quarter.

Section 13: NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, and also all of the SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ except that portion thereof lying South of U.S. Highway No. 87 (now Interstate 90), also the North half of the Northeast quarter and the Northeast quarter of the Northwest quarter, and all that part of the South half of the Southwest quarter and the Southwest quarter of the Southeast quarter lying South of the State Highway; also all that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying north of the northerly right of way line of Interstate Highway No. 90, said northerly right of way line being 270 feet to the right or northerly side when measured at right angles to the following described survey line of highway, said northerly right of way begins

on the east boundary and ends on the north boundary of said SE~~X~~SE~~X~~; beginning at a point on said east boundary from which the southeast corner of said section 13, bears S.0°30'E, a distance of 862.5 feet; thence N.81°23.6'W. a distance of 82.9 feet to the point of beginning of a 1°00' circular curve to the right, the radius of which is 5,729.6 feet; thence along said curve through a central angle of 10°38.4' a distance of 1,064.1 feet to the point of ending of said curve; thence N.70°45.1'W. a distance of 45 feet, more or less, to a point on the west boundary of said SE~~X~~SE~~X~~ from which the northwest corner thereof bears northerly a distance of 230 feet, more or less.

Excepting the right-of-way of the C.B.&Q. Railroad, also excepting the right-of-way of the Grand Island and Northern Wyoming Railroad Company as recorded July 11, 1893 in Book E, Page 253 of Deeds, and recorded June 11, 1894 in Book E, Page 427 of Deeds,

Also excepting that portion conveyed to The State Highway Commission of Wyoming by Warranty Deed recorded February 10, 1981 in Book 255, Page 70.

Section 14: E~~X~~N~~E~~X, and all of the N~~E~~XSE~~X~~ excepting therefrom the following tract of land, to-wit: Beginning at the Southeast corner of said N~~E~~XSE~~X~~; thence West to the Southwest corner of said N~~E~~XSE~~X~~; thence North 205 feet to the South line of the County Road; thence Southeasterly along said road to the East line of said Section 14; thence South 27 feet to the point of beginning.

Excepting a portion conveyed to The State Highway Commission of Wyoming by Warranty Deed recorded February 10, 1981 in Book 255, Page 70.

Section 23: SE~~X~~, E~~X~~SW~~X~~, SE~~X~~NW~~X~~, S~~X~~N~~E~~X and all that portion of NE~~X~~NW~~X~~ and N~~X~~N~~E~~X lying South of Tongue River.

Excepting that portion conveyed to Clinton E. Horsley and Pauline E. Horsley by Warranty Deed recorded April 12, 1977 in Book 158, Page 374.

Also excepting that portion conveyed to Mike R. Haratyk by Warranty Deed recorded September 30, 1947 in Book 68, Page 194.

Section 24: All that part of the North half of the Northwest quarter and the Northwest quarter of the Northeast quarter of said Section 24 lying North of Tongue River; also the SE~~X~~, W~~X~~SW~~X~~, and all that portion of

the NW of said section lying South of the center of Tongue River.

Except three small tracts described as follows: (1) Beginning at the Southwest corner of the SE~~X~~NE~~X~~ of said Section; thence N. 277 feet; thence E. 157.3 feet; thence S. 277 feet; and thence W. 157.3 feet to the point of beginning; (2) Commencing at a point 1320 feet North from a point 1320 feet West from the East quarter corner of said Section 24; thence East 279.2 feet; thence South 390 feet; thence West 71.2 feet; thence South 225.5 feet; thence West 208 feet; thence North 615.5 feet, more or less, to the point of beginning; (3) Beginning at a point on the quarter section line 625.5 feet South of the Northwest corner of said SE~~X~~NE~~X~~; thence East 208 feet; thence South at right angles 417.5 feet; thence West 208 feet to a point on the quarter section line; thence North on said section line 417.5 feet, more or less, to the place of beginning.

- Section 25: W~~X~~NW~~X~~, N~~X~~SW~~X~~, NE~~X~~, also the South half of the Southwest quarter.
- Section 26: N~~X~~, SE~~X~~
- Section 35: NE~~X~~
- Section 36: NW~~X~~NW~~X~~

RECORDED MARCH 7, 1985 BK 292 PG 46 NO. 924143 MARGARET LEWIS, COUNTY CLERK

THE STATE HIGHWAY COMMISSION OF WYOMING....., grantor....
for and in consideration of Ten Dollars (\$10.00) and other valuable considerations.....
in hand paid, does by these presents remise, release and quitclaim to LIGERSKI RANCH, a CO-PARTNERSHIP....
..... grantee, the following described real estate, situated in the County
of Sheridan....., State of Wyoming, to-wit:

All that portion of those certain tracts of land described in Book 242 at Page 341 of the Sheridan County Records and being more specifically described as follows:

PARCEL NO. 1: All that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, T. 57 N., R. 85 W. of the 6th P.M., Wyoming, lying north of the northerly right of way line of Interstate Highway No. 90, said northerly right of way line being 270 feet to the right or northerly side when measured at right angles to the following described survey line of highway, said northerly right of way begins on the east boundary and ends on the north boundary of said SE $\frac{1}{4}$ SE $\frac{1}{4}$:

Beginning at a point on said east boundary from which the southeast corner of said Section 13, bears S.0°30'E. a distance of 862.5 feet;
thence N.81°23.6'W. a distance of 82.9 feet to the point of beginning of a 1°00' circular curve to the right, the radius of which is 5,729.6 feet;
thence along said curve through a central angle of 10°38.4' a distance of 1,064.1 feet to the point of ending of said curve;
thence N.70°45.1'W. a distance of 45 feet, more or less, to a point on the west boundary of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ from which the northwest corner thereof bears northerly a distance of 230 feet, more or less.

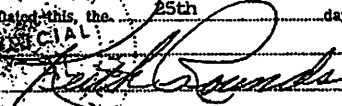
PARCEL NO. 2: All that portion of Lot 4 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 18, T. 57 N., R. 84 W. of the 6th P.M., Wyoming, lying north of the northerly right of way line of Interstate Highway No. 90, said northerly right of way line being of hereinafter stated distances to the left or northerly side measured at right angles or radially to the following described survey line of highway, said parallel right of way line beginning on the west boundary and ending on the east boundary of said Lot 4:

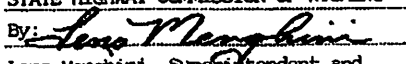
Beginning at a point on said west boundary from which the southwest corner of said Section 18 bears S.0°30'E. a distance of 862.5 feet;
thence with said parallel right of way lines 270 feet to the left or northerly side, S.81°23.6'E. a distance of 876.2 feet;
thence with said parallel right of way line 210 feet to the left or northerly side, continuing S.81°23.6'E. a distance of 455 feet, more or less, to a point on the said east boundary.

Parcels 1 and 2 herein described convey a total of 11.7 acres, more or less.

Together with all the estate, right, title, interest, property, claim and demand whatsoever, in law as in equity, of the said grantor, in or to the above described premises and every part and parcel thereof, with the appurtenances, tenements and hereditaments thereunto belonging. TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the said grantee and its successors and assigns FOREVER.

The grantor also conveys and quitclaims to the grantee any and all after acquired title that it may have to the herein described property.
Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Witness my hand and seal this 25th day of February, A. D., 1985
ATTEST: 
Keith Rounds, Secretary

STATE HIGHWAY COMMISSION OF WYOMING
By: 
Leno Menghini, Superintendent and
Chief Engineer GRANTORS

ACKNOWLEDGEMENT

THE STATE OF WYOMING

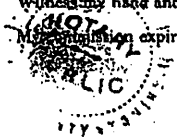
COUNTY OF LARAMIE

ss.

The foregoing instrument was acknowledged before me this 25th day of February, 1985, by Leno Menghini and Keith Rounds

Witness my hand and official seal.

My commission expires May 10, 1987



[Signature]

NOTARY PUBLIC

ACKNOWLEDGEMENT

THE STATE OF _____

COUNTY OF _____

ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____

Witness my hand and official seal.

My commission expires _____

NOTARY PUBLIC