

WARRANTY DEED

Orpheum Theatre, Inc., a Wyoming corporation, grantor, of Sheridan County, State of Wyoming, for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO Sheridan Area Water Supply Joint Powers Board, grantee, 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:

A tract of land situated in the SW1/4NW1/4 of Section One, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" as filed and indexed in Drawer A of Certificate of Surveys, No. 63, at the Sheridan County Clerk's Office and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section One; thence South 45 degrees 30'07" West, 2230.65 feet to a point of beginning of the herein described tract, said point lying on the east line of a tract of land described in Book 125 of Deeds, Page 195, and lying on the northerly right of way line of U.S. Highway 14; thence North 71 degrees 34'39" West, 115.92 feet along said northerly right of way line to a point; thence North 18 degrees 25'21" East, 80.00 feet to a point, thence South 71 degrees 34'39" east, 90.85 feet to a point on said east line; thence South 01 degree 01'17" West, 83.84 feet along said west line to the point of beginning, together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

ALSO

A perpetual water line easement 20 feet wide, being 10 feet each side of the following described centerline situated in the SW1/4NW1/4 and Lot 4, of Section 1, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as shown of Exhibit "B" as filed and indexed in Drawer A of Certificate of Surveys, No. 63, at the Sheridan County Clerk's Office, and attached hereto and by this reference made a part hereof, said centerline more particularly described as follows:

Commencing at north quarter corner of said Section 1; thence South 48 degrees 12'53" West, 2277.07 Feet to the point of beginning of the herein described easement, said point lying 10 feet northerly of the northerly right of way line of U.S. Highway 14; thence 10 feet north and parallel to said northerly right of way line North 71 degrees 34'39" West, 313.50 Feet along said centerline to a point; thence North 67 degrees 44'41" West, 149.60 feet along said centerline to a point; thence North 71 degrees 34'39" West, 72.73 feet along said centerline to a point; thence North 71 degrees 52'34", 14.01 feet along said centerline to the point of terminus, said point lying on the east line of a tract of land described in Book 198 of Deeds, Page 316, and being South 17 degrees 57'33" East, 1382.11 feet from the northwest corner of said Section 1.

All subject to all reservations,8 restrictions, easements, rights-of-way and covenants of record.

WITNESS my hand this

ORPHEUM THEATRE, INC.
CORPORATE
SEAL
WYOMING

By:

ATTEST:

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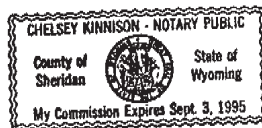
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WITNESS my hand and official seal.

Chelley Kinnison
Notary Public

My Commission Expires: 9-3-75



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