

WARRANTY DEED

Larry S. Thomas, grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO Ralph O. Cole and Irene H. Cole, husband and wife, as tenants by the entireties, grantees, whose address is 1039 Second Avenue East, Sheridan, Wyoming 82801 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 SE $\frac{1}{4}$ of Section 32, SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Township 58 North, Range 82 West; Lots 1, 2, 3 and 4, South $\frac{1}{2}$ North $\frac{1}{2}$ and North $\frac{1}{2}$ South $\frac{1}{2}$ of Section 4, East $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 5, Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Beginning at the west quarter corner of said Section 33; thence S89°30'37"W, 1288.65 feet along a fence line to a point on the east line of a tract of land described in Book 330 of Deeds, Page 262; thence S02°02'54"W, 1240.85 feet along said east line to a point; thence S34°57'32"E, 1255.85 feet along said east line to a point; thence S41°00'29"E, 1396.59 feet along said east line to a point; thence S30°54'12"W, 388.74 feet along said east line to a point; thence S04°12'13"W, 1145.64 feet along said east line to a point; thence S73°59'22"E, 1049.52 feet along said east line to a point; thence S32°40'07"E, 917.67 feet along said east line to a point on a fence line; thence N60°24'12"E, 239.20 feet along said fence line to a point; thence N87°11'20"E, 2294.56 feet along said fence line to a point; thence S86°41'12"E, 76.87 feet along said fence line to a point; thence N87°53'04"E, 606.75 feet along said fence line to a point on the westerly line of a tract of land described in Book 254 of Deeds, Page 598, said point lying on a fence line; thence N03°39'37"W, 740.93 feet along said fence line and said westerly line to a point; thence N27°05'59"W, 281.29 feet along said fence line and said westerly line to a point; thence N09°46'03"W, 402.30 feet along said fence line and said westerly line to a point; thence N55°10'28"W, 338.85 feet along said fence line and said westerly line to a point; thence N43°35'27"W, 238.37 feet along said fence line and said westerly line to a point; thence N39°53'46"W, 487.55 feet along said fence line and said westerly line to a point; thence N49°14'15"W, 528.64 feet along said fence line and said westerly line to a point; thence N44°07'32"W, 706.56 feet along said fence line and said westerly line to a point; thence N65°01'25"W, 135.66 feet along said fence line and said westerly line to a point; thence N52°02'55"W, 202.20 feet along said fence line and said westerly line to a point; thence N61°43'19"W, 258.98 feet along said fence line and said westerly line to a point; thence N49°01'12"W, 110.14 feet along said fence line and said westerly line to a point; thence N41°27'29"W, 236.00 feet along said fence line and said westerly line to a point; thence N10°36'59"W, 377.67 feet along said fence line and said westerly line to a point; thence N17°14'24"W, 179.54 feet along said fence line and said westerly line to a point; thence N47°03'04"W, 236.09 feet along said fence line and said westerly line to a point; thence N24°26'21"W, 372.78 feet along said fence line and said westerly line to a point; thence N61°48'41"W, 619.97 feet along said fence line and said westerly line to a point; thence N09°44'23"E, 151.15 feet along said fence line and said westerly line to a point; thence N03°08'43"W, 148.35 feet along said fence line and said westerly line to a point; thence N67°07'40"W, 1179.15 feet along said fence line and said westerly line to the POINT OF BEGINNING.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

AND all water, water rights, ditches and ditch rights belonging thereunto.

ALSO together with an access easement situated in Sections 21, 28, and 33, Township 58 North, Range 82 West of the 6th Principal Meridian, Sheridan County, Wyoming, for a private right-of-way and private roadway for ingress and egress from Badger Creek County Road, said easement being more particularly described as follows:

An easement (40) forty feet wide being (20) twenty feet either side of an existing road centerline, said centerline described as follows: Beginning at a point on the centerline of the Badger Creek County Road, said point being N15°56'12"E, 5757.18 feet from the southwest corner of said Section 28; thence S14°45'21"W, 87.70 feet along said centerline to a point; thence S42°03'11"W, 237.14 feet along said centerline to a point; thence S01°53'46"W, 480.83 feet along said centerline to a point; thence S23°44'58"W, 377.18 feet along said centerline to a point; thence S04°39'50"E, 210.87 feet along said centerline to a point; thence S39°00'53"E, 127.90 feet along said centerline to a point; thence S62°46'17"E, 390.51 feet along said centerline to a point; thence S11°37'22"E, 96.08 feet along said centerline to a point; thence S18°32'19"W, 144.29 feet along said centerline to a point; thence S17°23'37"W, 167.69 feet along said centerline to a point; thence S65°39'23"W, 144.19 feet along said centerline to a point; thence N88°59'59"W, 169.70 feet along said centerline to a point; thence S52°07'35"W, 102.86 feet along said centerline to a point; thence S11°41'56"W, 140.96 feet along said centerline to a point; thence S05°28'09"W, 220.47 feet along said centerline to a point; thence S51°04'08"W, 681.59 feet along said centerline to a point; thence S46°40'53"W, 255.30 feet along said centerline to a point; thence S68°34'33"W, 220.43 feet along said centerline to a point; thence S39°19'09"W, 342.60 feet along said centerline to a point on a proposed road centerline, said point being Due West, 40.00 feet from the east line of a tract of land described in Book 283 of Deeds, page 530 and N0°48'03"E, 2144.14 feet from the

southwest corner of said Section 28; An easement (80) eighty feet wide being (40) forty feet either side of a proposed road centerline, said centerline described as follows: Beginning at a point, said point being Due West, 40.00 feet from the east line of a tract of land described in Book 283 of Deeds, page 530 and N0°48'03"E, 2144.14 feet from the southwest corner of said Section 28; thence Due South, 1458.92 feet along said centerline and parallel to said east line, to a point on an existing road centerline, said point being N02°30'19"E, 685.66 feet from the southwest corner of said Section 28; An easement (40) forty feet wide being (20) twenty feet either side of an existing road centerline, said centerline described as follows: Beginning at a point, said point being N02°30'19"E, 685.66 feet from the southwest corner of said Section 28; thence S53°24'18"E, 50.29 feet along the centerline of said forty (40) foot easement to a point; thence S16°41'23"E, 213.96 feet along said centerline to a point; thence S24°43'30"E, 387.68 feet along said centerline to a point; thence S15°19'25"E, 98.96 feet along said centerline to a point on the south line of a said tract of land described in Book 283 of Deeds, page 530 said point being N89°33'10"E, 320.11 feet from the said southwest corner of Section 28; thence S15°19'25"E, 49.45 feet along said centerline to a point; thence S25°24'28"E, 452.11 feet along said centerline to a point; thence S02°19'21"W, 217.58 feet along said centerline to a point; thence S23°29'40"W, 195.16 feet along said centerline to a point; thence S28°33'25"W, 275.58 feet along said centerline to a point; thence S14°16'01"W, 335.10 feet along said centerline to a point; thence S17°15'40"W, 152.57 feet along said centerline to a point; thence S01°44'11"E, 178.38 feet along said centerline to a point; thence S51°14'53"W, 183.39 feet along said centerline to a point; thence S09°50'43"E, 115.62 feet along said centerline to a point; thence S27°48'15"E, 242.56 feet along said centerline to a point; thence S16°28'33"W, 148.63 feet along said centerline to a point; thence S36°18'44"W, 126.76 feet along said centerline to a point on the centerline of a proposed road, said point being Due East, 40.00 feet from the west line of said Section 33 and S01°23'31"E, 2429.42 feet from the said northwest corner of Section 33; An easement (80) eighty feet wide being (40) forty feet either side of the centerline of a proposed road, said centerline described as follows: Beginning at a point, said point being S01°23'31"E, 2429.42 feet from the said northwest corner of Section 33; thence S00°26'55"E, 351.52 feet along said centerline and parallel to said west line to THE POINT OF TERMINUS of said easement, said point lying on the north line of a tract of land described in Book 254 of Deeds, page 600, and being S67°07'40"E, 43.56 feet from the west quarter corner of said Section 33.

EXCEPTING and reserving, however, unto the Grantor and his successors in interest, an undivided one-half of the oil, gas and other mineral rights now owned by Grantor on, in and under the land conveyed in this deed.

ALSO EXCEPTING and reserving, unto the Grantor and his successors in interest an easement to permit ingress and egress to the following described property: a tract of land described in Book 357 of Deeds, Page 82, as document Number 133025.

SAID EASEMENT BEING MORE PARTICULARLY described as follows:

An easement (80) eighty feet wide being forty (40) feet either side of the centerline of a proposed road, said centerline describes as follows: Beginning at a point on the north line of a tract of land described in Book 254 of Deeds, page 600, said point being S67°07'40"E, 43.56 feet from the west quarter corner of said Section 33; thence S52°00'33"W, 255.62 feet along said centerline to a point on the centerline of an existing road; thence S26°57'18"W, 185.66 feet along said centerline to a point; thence S38°16'00"E, 266.56 feet along said centerline to a point; thence S10°40'47"E, 233.06 feet along said centerline to a point; thence S20°27'23"E, 193.63 feet along said centerline to a point; thence S19°25'16"W, 139.65 feet along said centerline to a point; thence S54°04'28"W, 189.00 feet along said centerline to a point; thence S85°33'30"W, 153.41 feet along said centerline to a point; thence N76°08'38"W, 177.84 feet along said centerline to a point; thence N85°36'20"W, 173.94 feet along said centerline to a point; thence N70°21'28"W, 350.12 feet along said centerline to a point; thence S87°56'49"W, 182.46 feet along said centerline to a point; thence S47°11'46"W, 143.74 feet along said centerline to a point; thence S14°55'36"E, 120.24 feet along said centerline to a point; thence S36°01'36"E, 774.72 feet along said centerline to a point; thence S33°13'51"E, 419.95 feet along said centerline to a point; thence S45°19'27"E, 228.10 feet along said centerline to a point; thence S65°53'03"E, 249.05 feet along said centerline to a point; thence S49°16'19"E, 409.85 feet along said centerline to a point; thence S39°59'22"E, 547.01 feet along said centerline to a point; thence S01°03'29"W, 104.65 feet along said centerline to a point; thence S39°41'04"W, 185.96 feet along said centerline to a point; thence S51°11'31"W, 235.77 feet along said centerline to a point; thence S26°10'32"W, 109.37 feet along said centerline to a point; thence S20°01'08"E, 217.12 feet along said centerline to a point; thence S02°10'37"E, 286.47 feet along said centerline to a point; thence S26°26'53"E, 162.58 feet along said centerline to a point; thence S01°28'54"E, 183.87 feet along said centerline to a point; thence S40°41'37"E, 82.10 feet along said centerline to a point; thence S61°12'12"E, 578.97 feet along said centerline to a point; thence S42°58'55"E, 204.40 feet along said centerline to a point; thence S33°06'10"E, 260.57 feet along said centerline to a point; thence S40°24'57"E, 461.54 feet along said centerline to a point; thence S19°39'23"E, 319.70 feet to the POINT OF TERMINUS of said easement, said point being S26°04'21"E, 3454.83 feet from the northwest corner of said Section 4.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

WITNESS my hand this 8th day of April, 1993.

Larry S. Thomas
Larry S. Thomas

STATE OF WYOMING)

: 55

COUNTY OF SHERIDAN)

S. Thomas, this 8th day of April, 1993.

WITNESS my hand and official seal.

E. Marie Wright
Notary Public

My Commission Expires: 12-18-96