

WARRANTY DEED

GERALD F. KAUL AND ROSE M. KAUL, TRUSTEES OF THE GERALD F. KAUL TRUST UNDER AGREEMENT DATED JULY 12, 1991, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and warrant to **PATRICK T. GOLDHAMMER**, a married man dealing in his sole and separate property, (herein referred to as "Grantee"), whose address is 6635 W. Oquedo St., Las Vegas, NV 89118, the following described real estate which is situate in Sheridan County, Wyoming, to-wit:

Tract B of the Kaul Minor Subdivision, a subdivision in Sheridan County, Wyoming, as filed in Drawer K, Plat Number 20.

EXCEPTING that portion conveyed to the Transportation Commission of Wyoming by Warranty Deed recorded in the office of the Sheridan County Clerk and Recorder on June 1, 2001 in Book 424 of Deeds at page 45.

TOGETHER WITH all improvements located thereon or appurtenant thereto and all water, water rights, ditches and ditch rights appertaining to the said property, **EXCEPT** any such water, water rights, ditches and ditch rights which appertain to the 2.5 acre tract which is described below.

BUT RESERVING UNTO GRANTORS fifty percent (50%) of all oil, gas and other mineral which Grantors own and which are located in or under the property described above, and one hundred percent (100%) of all oil, gas and other minerals located in or under the 2.5 acre tract which is described below.

SUBJECT, HOWEVER, TO all easements, reservations, restrictions, regulations, covenants, conditions, defects and encroachments of record.

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

FURTHER SUBJECT TO an obligation, under a written agreement of even date herewith under which Grantees have agreed (1) to resubdivide the above described property, (2) to hold the 2.5 acre tract and the associated easements which are described below in trust for the benefit of the Grantors, and (3) to reconvey the said tract to the Grantors, or their successors in trust, without further consideration, said obligations to run with the land and be binding on the land. The property which the Grantees have agreed to hold in trust for and reconvey to Grantors is described as follows, to-wit:

A tract of land situated in Tract B, Kaul Minor subdivision, SW¹/₄ of Section 27, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the west quarter corner of said Section 27; thence S57°25'59"E, 2499.80 feet to the POINT OF BEGINNING of said tract, said point being the southeast corner of said Tract B; thence N00°22'14"W", 292.98 feet along the east line of said Tract B to a point; thence S83°42'37"W, 396.53 feet along said east line to a point; thence S02°11'46"W, 252.67 feet to a point, said point lying on the south line of said Tract B; thence N89°34'57"E, 405.73 feet along said south line to the POINT OF BEGINNING of said tract.

Said tract contains 2.50 acres of land more or less. Basis of Bearings is Wyoming State Plane (East Central Zone).

TOGETHER WITH an easement for access and utilities being a strip of

land forty (40) feet wide when measured at right angles, situated in the Kaul Minor Subdivision, SW¹/₄ of Section 27, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the north line of said strip being the north line of the said Kaul Minor Subdivision, said north line more particularly described as follows:

Commencing at the west quarter corner of said Section 27; thence S36°07'16"E, 1016.71 feet to the POINT OF BEGINNING of said easement, said point lying on the easterly right of way line of State Highway No. 335; thence S89°27'27"E, 456.55 feet along said north line of the Kaul Minor Subdivision to a point; thence S89°23'29"E, 382.43 feet to the POINT OF TERMINUS of said easement, said point being the northeast corner of said Kaul Minor Subdivision and being S60°01'36"E, 1660.13 feet from said west quarter corner of Section 27.

ALSO TOGETHER WITH an easement for access and utilities being a strip of land thirty (30) feet wide when measured at right angles, situated in the Kaul Minor Subdivision, SW¹/₄ of Section 27, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the east line of said strip being the east line of said Kaul Minor Subdivision, said east line more particularly described as follows:

Commencing at the west quarter corner of said Section 27; thence S60°01'36"E, 1660.13 feet to the POINT OF BEGINNING of said easement said point being the northeast corner of said Kaul Minor Subdivision; thence S00°34'18"W, 40.00 feet along the east line of said Kaul Minor Subdivision to point; thence S89°39'30"E, 271.60 feet along said east line of the Kaul Minor Subdivision to a point; thence S00°21'23"E, 225.06 feet along said east line of the Kaul Minor Subdivision to a point; thence S02°11'46"W, 30.33 feet to the POINT OF TERMINUS of said easement, said point being S56°37'12"E, 2047.26 feet from said west quarter corner of Section 27.

Grantor hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 17 day of Nov, 2005.

Gerald F. Kaul - HEE

Gerald F. Kaul, Trustee of the Gerald F. Kaul Trust under agreement dated July 12, 1991

Rose M. Kaul

Rose M. Kaul, Trustee of the Gerald F. Kaul Trust under agreement dated July 12, 1991

STATE OF WYOMING)
) ss.
County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 17 day of November, 2005 by Gerald F. Kaul and Rose M. Kaul, Trustees of the Gerald F. Kaul Trust under agreement dated July 12, 1991.

WITNESS my hand and official seal.



C. Dolzadelli
Notary Public

My Commission expires: 4-2-07