

WARRANTY DEED

William J. Doenz, as Trustee for the William J. Doenz Real Estate Trust dated January 27, 1992, Grantor, for and in consideration of Ten Dollars (\$10.00), in hand paid, receipt and sufficiency whereof is hereby acknowledged, CONVEYS AND WARRANTS to Marilyn J. Wright and Michael B. Rosenbaum, as tenants in common with the right of survivorship, Grantees, the following described real property located in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Please see Exhibit "A" attached hereto.

TOGETHER with all improvements situate thereon.

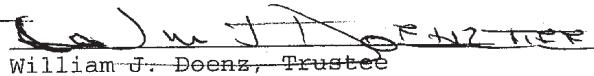
SUBJECT TO all easements, covenants, reservations and restrictions of record.

FURTHER SUBJECT TO an easement as legally described on Exhibit "B" attached hereto, which easement benefits and is appurtenant to the real property described on Exhibit "C" attached hereto which is owned by Grantor; the use of said easement is exclusive to Grantor, his invitees and his successors in interest; such exclusive easement can be used for whatever purpose Grantor, his invitees and his successors in interest desire; it is expressly understood that the easement will be fenced on its legally described boundary lines; and

FURTHER SUBJECT TO any and all discrepancies, conflicts in boundary lines, shortages 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.

WITNESS my hand this 17 day of September, 2007.

WILLIAM J. DOENZ REAL ESTATE TRUST  
 Dated January 27, 1992

  
 William J. Doenz, Trustee

STATE OF WYOMING )  
 ) ss.  
 County of Sheridan )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2007, by William J. Doenz.

WITNESS my hand and official seal.

  
 Notary Public  
 573-10

Commission expires:



## EXHIBIT "A"

**Record Owner: Bill Doenz**  
**September 11, 2007**

**Re: Land Transferred**

Parts of Tract No. 15 and Tract No. 16 of the McNally Subdivision of part of the W $\frac{1}{2}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 26, T. 55 N., R. 84 W., 6<sup>th</sup> P.M., Sheridan County, Wyoming, described as follows:

Tract No. 15: Beginning at the northeast corner of said Tract 15, thence South along the East line of said tract a distance of 245 feet to a point; thence West parallel to the North line of said tract a distance of 35 feet to a point; thence Northwesterly to a point on the North line of said tract, which point is 116 feet West of the Northeast corner of said tract; thence East 116 feet to the point of beginning.

Tract No. 16: All of tract No. 16, except the South 460 feet of the West 40 feet thereof.

**EXHIBIT "B"**

**Record Owner: Bill Doenz**  
**September 11, 2007**

**Re: Easement**

An easement located in Tract 16 of the McNally Subdivision to the County of Sheridan, Wyoming; more particularly described as follows:

**BEGINNING** at the southeast corner of said Tract 16 of the McNally Subdivision, said point lying on a fence line (monumented with a 2" aluminum cap per PLS 2615); thence S89°34'38"W, 188.55 feet along the south of said Tract 16 and said fence line to a point; thence N01°11'48"E, 179.00 feet to a point; thence S89°52'30"E, 184.51 feet to a point, said point lying on the east line of said Tract 16; thence S00°05'46"E, 177.16 feet to the **POINT OF BEGINNING** of said easement.

Basis of Bearings is the Wyoming Coordinate System, NAD 1983, East Central Zone.

Said easement contains 0.76 acres more or less.

## EXHIBIT "C"

Record Owner: Bill Doenz  
September 11, 2007

Re: Lands to be Benefitted by Easement

### TOWNSHIP 55 NORTH, RANGE 84 WEST 6TH P.M., SHERIDAN COUNTY, WYOMING

Section 25: W $\frac{1}{2}$

Section 26: NE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$

Also including a tract of land (25 acres more or less) in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 26, T. 55 N., R. 84 W., 6<sup>th</sup> P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point in the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , which point is 705 feet North of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  and 84 feet East of the Northwest corner of said Tract 16; thence North on said West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 380 feet to a point which is the Northeast corner of said Tract 11; thence East parallel to the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 1320 feet, more or less, to a point on the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence South a distance of 1085 feet to the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence West on the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 720 feet, more or less, to the Southeast corner of said Tract 16; thence North 705 feet to the Northeast corner of said Tract 16, and thence West 600 feet to the point of beginning