

CO-PERSONAL REPRESENTATIVES' DEED

THIS INDENTURE made this 29th day of September, 2009 by and between **LESLIE B. JOHNSTON and SUNTRUST BANK, f.k.a. SUNTRUST BANK, N.A., Co-Personal Representatives of the ESTATE OF S.K. JOHNSTON, III, the duly appointed, qualified and acting Co-Personal Representatives of the Estate of S.K. Johnston, III, deceased, whose address is P.O. Box 1638, MC 0312, Chattanooga, TN 37401, parties of the first part; and ANDREW G. COPE and SUNTRUST BANK, Trustees under the WILL OF SUMMERFIELD JOHNSTON, III dated May 10, 1996, whose address is P.O. Box 1618, MC 0312, Chattanooga, TN 37401, parties of the second part;**

WITNESSETH:

WHEREAS, Summerfield K. Johnston, III, died on the 5th day of April, 2007 in the City of Palm Beach, in the County of Palm Beach, in the State of Florida. Upon the date of death, decedent was a resident of Palm Beach County, State of Florida, leaving a Will wherein he named Leslie B. Johnston and SunTrust Bank, N.A. as the Co-Personal Representatives thereof; and,

WHEREAS, on the 6th day of December, 2007, the District Court for the Fourth Judicial District, Sheridan County, Wyoming admitted the Foreign Will of Summerfield Johnston, III to probate and appointed Leslie B. Johnston and SunTrust Bank, N.A., as Co-Personal Representatives of the decedent's estate, and Letters Testamentary were issued on the 6th day of December, 2007; and,

WHEREAS, pursuant to the terms of the decedent's Last Will and Testament dated May 10, 1996, Part VI, the Grantees were named as Co-Trustees of all Trusts created under the Last Will and Testament of the deceased and directed to receive and administer the property described herein.

NOW THEREFORE, LESLIE B. JOHNSTON and SUNTRUST BANK, f.k.a. SUNTRUST BANK, N.A., Co-Personal Representatives of the Summerfield K. Johnston, III, pursuant to powers contained the decedent's Last Will and Testament, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do hereby grant, bargain, sell and convey unto **ANDREW G. COPE and SUNTRUST BANK, Trustees under the WILL OF SUMMERFIELD JOHNSTON, III dated May 10, 1996, his heirs and assigns, forever, all of the right, title and interest of the said Summerfield K. Johnston, III, at the time of his death, and also all of the right, title and interest of the said estate, by operation of the law or otherwise, which may have been acquired by said estate, other than, or in addition to, that of said Co-Personal Representatives at the time of his death in or to the following described real estate situate in Sheridan County, Wyoming, to-wit:**

A tract of land situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$ and W $\frac{1}{2}$ of Section 19, NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 30, Township 54 North, Range 83 West; SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24, NE $\frac{1}{4}$ of Section 25, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on the plat marked **EXHIBIT "B"** attached hereto and by this reference made a part hereof, said tract of land being more particularly described as follows:

BEGINNING at the north quarter corner of said Section 19 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615), said point lying on the northerly line of a tract of land described in Book 336 of Deeds, Page 20; thence S56°00'21"W, 185.57 feet to a point; thence S37°49'06"W, 530.39 feet to a point; thence N89°30'49"E, 897.40 feet to a point, said point lying on the easterly line of said tract and lying on a fence line; thence S14°07'17"E, 20.05 feet along said fence line to a point; thence S20°38'52"W, 1028.00 feet along said fence line to a point; thence S01°08'02"W, 317.97 feet along said fence line to a point; thence S44°34'05"W, 362.63 feet along said fence line to a point; thence S66°28'01"W, 27.39 feet along said fence line to a point; thence S51°17'31"W, 133.40 feet along said fence line to a point; thence S47°13'36"W, 750.79 feet along said fence line to a point; thence S40°10'27"W, 750.20 feet along said fence line to a point; thence S85°49'52"W, 89.86 feet along said fence line to a point; thence S02°20'24"E, 1384.85 feet along said fence line to a point, said point lying on the easterly line of said tract described in Book 336 of Deeds, Page 20; thence S17°17'00"W, 488.28 feet along said easterly line and said fence line to a point; thence, leaving said easterly line and said fence line, S42°56'47"W, 1326.26 feet to a point; thence S32°22'07"W, 1163.16 feet to a point, said point lying on the southerly line of said tract and a fence line; thence N66°58'43"W, 468.00 feet along said fence line to a point, said point lying on the southerly line of said tract described in Book 336 of Deeds, Page 20; thence N83°14'18"W, 576.80 feet along said southerly line and said fence line to a point; thence N80°07'19"W, 695.36 feet along said southerly line and said fence line to a point; thence, leaving said southerly line and said fence line, N03°13'59"W, 808.10 feet to a point, said point lying of a fence line; thence N37°06'22"E, 389.80 feet along said fence line to a point; thence N51°20'27"E, 331.87 feet along

said fence line to a point; thence, leaving said fence line N44°10'56"W, 161.07 feet to a point; thence N02°02'47"E, 134.06 feet to a point; thence N00°49'40"E, 84.72 feet to a point; thence N55°18'58"W, 79.11 feet to a point; thence N35°24'37"W, 95.36 feet to a point; thence N57°50'26"W, 384.63 feet to a point; thence N44°10'56"W, 166.59 feet to a point; thence N27°18'03"E, 465.87 feet to a point, said point lying on a fence line; thence N81°40'11"W, 62.23 feet along said fence line to a point; thence S74°57'20"W, 1039.49 feet along said fence line to a point; thence N12°21'02"E, 764.81 feet along said fence line to a point, said point lying on the westerly line of said tract described in Book 336 of Deeds, Page 20; thence N00°50'17"E, 183.91 feet along said westerly line and said fence line to a point; thence N52°12'43"E, 651.79 feet along said fence line to a point; thence S39°31'34"E, 238.82 feet along said fence line to a point; thence S65°36'04"E, 173.31 feet along said fence line to a point; thence N26°52'41"E, 26.12 feet along said fence line to a point; thence S68°31'44"E, 730.68 feet along said fence line to a point; thence, leaving said fence line N54°12'08"E, 1809.35 feet to a point, said point lying on a fence line; thence N40°44'34"E, 1189.72 feet along said fence line to a point; thence, leaving said fence line N06°08'27"E, 403.66 feet to a point; thence N42°43'44"E, 535.89 feet to a point, said point lying on a fence line; thence N01°52'31"W, 1348.72 feet along said fence line to a point, said point lying on the north line of said W½ of Section 19 and said northerly line of said tract described in Book 336 of Deeds, Page 20; thence S71°54'35"E, 1619.07 feet along said northerly line of said tract and said north line of said W½ of Section 19 to the **POINT OF BEGINNING** of said tract.

TOGETHER WITH an access easement for ingress and egress along the following described roadway:

A road easement forty (40) feet wide, being twenty (20) feet each side of the following described centerline situated in the NW¼NE½ of Section 19, Township 54 North, Range 83 West, Sheridan County, Wyoming; said centerline (Book 446 of Deeds, Page 363) being more particularly described as follows:

Commencing at the north quarter corner of said Section 19, thence S72°00'26"E, 294.20 feet to the **POINT OF BEGINNING** of said easement, said point lying on the centerline of Bird Farm Road (AKA as County Road No. 28); thence S17°30'28"W, 27.20 feet along the centerline of said easement to a point; thence S06°35'32"W, 395.67 feet along said centerline to a point; thence, through a curve to the right having a radius of 190.99 feet, a central angle of 02°05'07", an arc length of 6.95 feet, a chord bearing of S07°38'06"W, and a chord length of 6.95 feet to the **POINT OF TERMINUS** of said easement, said point being N23°33'17"W, 563.73 feet from said north quarter corner of said Section 19.

Said easement being 429.82 feet in length.

Said tract contains **401.49 acres** of land, more or less. Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

TOGETHER WITH all improvements, situate thereon, and all appurtenances and hereditaments appertaining thereto.

FURTHER TOGETHER WITH all water and water rights, ditch and reservoir rights, adjudicated thereto, and associated therewith.

SUBJECT TO all easements, reservations and restrictions of record.

AND FURTHER SUBJECT TO that certain Mortgage dated October 31, 2002 and recorded November 8, 2002 in the office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, in the State of Wyoming, in Book 498 of Mortgages, Page 367, Document No. 424500.

To have and to hold the above-described premises, together with the improvements thereon unto the said **ANDREW G. COPE and SUNTRUST BANK, Trustees under the WILL OF SUMMERFIELD JOHNSTON, III dated May 10, 1996**, his heirs and assigns or such survivors forever.

IN WITNESS WHEREOF, LESLIE B. JOHNSTON and SUNTRUST BANK, f.k.a. SUNTRUST BANK, N.A., Co-Personal Representatives of the Estate of Summerfield K. Johnston, III, has executed these presents this 12 day of October, 2009.

ESTATE OF S.K. JOHNSTON, III

By:

Leslie B. Johnston
LESLIE B. JOHNSTON
Co-Personal Representative

SUNTRUST BANK

By:

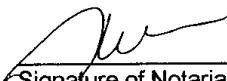
Rhea Ann Weaver
RHEA ANN WEAVER
Title: Vice President and Trust Officer
Co-Personal Representative

SunTrust Bank executes this Co-Personal Representatives' Deed solely in its capacity as Co-Personal Representative of the Estate of S.K. Johnston, III. In no event shall SunTrust Bank have any personal liability under this Co-Personal Representatives' Deed.

STATE OF FL)
County of Palm Beach) ss.
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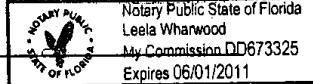
This foregoing instrument was acknowledged before me this 8 day of
October, 2009, by **LESLIE JOHNSTON**, individually and as Co-Personal
Representative of the Estate of S.K. Johnston, III.

Witness by hand and official seal.



Signature of Notarial Officer
Rank and Title: Notary Public

My commission expires:



STATE OF Tennessee)
County of Hamilton) ss.
)

This foregoing instrument was acknowledged before me this 12th day of
October, 2009, by **Rhea Ann Weaver, the Vice President and Trust
Officer of SunTrust Bank**, Co-Personal Representative of the Estate of S.K. Johnston, III.

Witness by hand and official seal.



Signature of Notarial Officer
Rank and Title: Notary Public

My commission expires: May 23, 2010

