

627980 SPECIAL WARRANTY DEED  
BOOK 502 PAGE 0185  
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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

**SPECIAL WARRANTY DEED**

LESLIE JOHNSTON, of 144 Everglades Avenue, Palm Beach, FL 33480 and  
LESLIE B. JOHNSTON, a widow, and SUNTRUST BANK, f.k.a. SUNTRUST BANK,  
N.A., Co-Personal Representatives of the ESTATE OF S.K. JOHNSON, III, of P.O. Box  
1638, MC 0312, Chattanooga, TN 37401, Grantors, for and in consideration of Ten  
Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND  
WARRANTS to SUMMERFIELD K. JOHNSTON, JR., a married man dealing in his  
sole and separate property, Grantee, whose address is 600 Krystal Building, One  
Union Square, Chattanooga, Tennessee 37402, in the following-described real estate  
situate in the County of Sheridan, State of Wyoming, to-wit:

**PARCEL ONE**

A tract of land lying in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , and West $\frac{1}{2}$ SW $\frac{1}{4}$  of Section  
19, the NW $\frac{1}{4}$  of Section 30, all in Township 54 North, Range 83 West; the  
East $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , and East $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 24, the North $\frac{1}{2}$  of Section  
25, all in Township 54 North, Range 84 West; 6th Principal Meridian;  
Sheridan County, Wyoming; said tract being more particularly described  
as follows:

COMMENCING at the northwest corner of said Section 19; thence  
S71°54'35"E, a distance of 2807.21 feet along the north line of said NW $\frac{1}{4}$   
of Section 19 to a point; thence S88°13'49"E, a distance of 650.54 feet  
along the north line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 19 to a point on a  
fence line; thence S20°26'04"W, a distance of 253.25 feet along said  
fence line to a point; thence S18°24'29"E, a distance of 136.90 feet along  
said fence line to a point; thence S55°12'06"E, a distance of 24.29 feet  
along said fence line to a point; thence S32°16'21"W, a distance of 47.68  
feet along said fence line to a point; thence S07°41'20"W, a distance of  
89.32 feet along said fence line to a point; thence S89°22'13"W, a  
distance of 387.07 feet along said fence line to a point; thence through a  
curve to the left having a delta of 41°30'47", a radius of 218.13 feet, a  
length of 158.05 feet, a chord bearing of S33°35'14"W and a chord length  
of 154.61 feet along said fence line to a point; thence S50°49'36"W, a  
distance of 284.69 feet along said fence line to a point; thence  
S52°54'21"W, a distance of 358.74 feet along said fence line to a point;  
thence S57°29'55"W, a distance of 360.16 feet along said fence line to a  
point; thence S65°49'39"W, a distance of 698.42 feet along said fence line  
to a point; thence S41°06'35"W, a distance of 654.69 feet along said fence  
line to a point; thence S36°21'15"W, a distance of 82.53 feet along said  
fence line to a point; thence S40°24'53"E, a distance of 486.12 feet along  
said fence line to a point; thence S02°24'23"E, a distance of 2192.53 feet  
along said fence line to a point; thence S17°17'04"W, a distance of 488.43

feet along said fence line to a point; thence S28°20'49"E, a distance of 1379.19 feet along said fence line to a point; thence S08°53'12"E, a distance of 303.30 feet along said fence line to a point; thence S22°52'15"W, a distance of 675.51 feet along said fence line to a point; thence S76°17'20"W, a distance of 481.56 feet along said fence line to a point; thence S78°54'39"W, a distance of 493.72 feet along said fence line to a point; thence N70°04'56"W, a distance of 709.33 feet along said fence line to a point; thence N66°47'20"W, a distance of 845.68 feet along said fence line to a point; thence N83°14'20"W, a distance of 576.82 feet along said fence line to a point; thence N80°07'05"W, a distance of 695.28 feet along said fence line to a point; thence N75°00'26"W, a distance of 551.11 feet along said fence line to a point; thence N17°53'39"E, a distance of 529.58 feet along said fence line to a point; thence N00°49'22"E, a distance of 200.93 feet along said fence line to a point; thence N79°59'34"W, a distance of 1231.11 feet along said fence line to a point; thence N05°31'02"W, a distance of 547.77 feet along said fence line to a point; thence N49°58'21"E, a distance of 657.86 feet along said fence line to a point; thence N12°43'20"E, a distance of 1001.56 feet along said fence line to a point; thence N00°50'07"E, a distance of 184.05 feet along said fence line to a point; thence N52°03'28"E, a distance of 997.68 feet along said fence line to a point; thence N62°56'22"E, a distance of 778.28 feet along said fence line to a point; thence N26°47'05"W, a distance of 228.52 feet along said fence line to a point; thence N01°32'10"E, a distance of 523.53 feet along said fence line to a point on the south line of the NE $\frac{1}{4}$  of said Section 24; thence N88°44'02"E, a distance of 313.99 feet along said south line to the southwest corner of said East $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 24; thence N00°21'28"W, a distance of 2606.93 feet along the west line of said East $\frac{1}{2}$ NE $\frac{1}{4}$  to the northwest corner of said East $\frac{1}{2}$ NE $\frac{1}{4}$ ; thence N87°16'52"E, a distance of 1307.45 feet along the north line of said East $\frac{1}{2}$ NE $\frac{1}{4}$  to the POINT OF BEGINNING.

EXCEPTING THEREFROM that certain Quit Claim Deed conveyed to Dale F. Holder and Suzanne M. Holder recorded July 21, 1993 in Book 359, Page 607.

#### PARCEL TWO

A tract of land lying in the NE $\frac{1}{4}$ , North $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 30, the South $\frac{1}{2}$ NW $\frac{1}{4}$  and North $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 29, Sixth Principal Meridian, Township 54 North, Range 83 West, Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 29; thence S00°11'34"E, 344.08 feet along the east line of said NE $\frac{1}{4}$  to a point on a fence line, said point being the POINT OF BEGINNING of the herein described parcel; thence

S72°23'06"W, 1254.81 feet along said fence line to a point; thence S02°48'28"E, 1156.82 feet along said fence line to a point; thence S64°55'54"W, 758.58 feet along said fence line to a point; thence S06°11'23"E, 728.38 feet along said fence line to a point; thence S65°57'06"E, 365.98 feet along said fence line to a point; thence S75°06'34"E, 345.29 feet along said fence line to a point; thence S48°14'54"E, 322.10 feet along said fence line to a point; thence S70°59'40"E, 217.62 feet along said fence line to a point; thence N83°05'09"E, 347.26 feet along said fence line to a point; thence N60°37'16"E, 218.39 feet along said fence line to a point; thence S78°05'38"E, 787.24 feet along said fence line to a point; thence N33°44'22"E, 267.15 feet along said fence line to a point; thence N86°28'15"E, 1028.12 feet along said fence line to a point; thence S68°29'14"E, 632.44 feet along said fence line to a point; thence N75°54'53"E, 127.39 feet along said fence line to a point; thence N03°25'11"W, 86.85 feet along said fence line to the southwest corner of a tract of land described in Book 250 of Deeds, Page 485; thence N03°01'26"W, 746.38 feet along said fence line and west line of said tract to the northwest corner of said tract; thence N89°18'57"E, 97.75 feet along said fence line and the north line of said tract to a point on the westerly right-of-way line of U.S. Highway 87; thence along said westerly right-of-way line through a spiral curve to the right having a chord bearing of N38°12'38"W and chord length of 195.98 feet to a point; thence along said westerly right-of-way line through a curve to the right having a radius 2939.80 feet, a delta of 19°52'38", a length of 1019.89 feet, a chord bearing of N26°48'28"W, and a chord length of 1014.78 feet to a point; thence along said westerly right-of-way line through a spiral curve to the right having a chord bearing of N16°21'52"W, and a chord length of 55.09 feet to the southeast corner of a tract of land described on Book 130 of Deeds, Page 135; thence S54°15'07"W, 869.28 feet along the south line of said tract to the southwest corner of said tract, said point being on the east line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence N00°10'51"W, 10.80 feet along the west line of said tract and east line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  to a point on a fence line; thence S54°15'12"W, 65.48 feet along said fence line to a point; thence N40°12'27"W, 282.70 feet along said fence line to a point; thence N07°50'52"W, 441.91 feet along said fence line to a point; thence S89°46'37"W, 1029.51 feet along said fence line to a point; thence N00°50'39"E, 972.86 feet along said fence line to the POINT OF BEGINNING.

AND

A tract of land lying the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 29, Township 54 North, Range 83 West, Sheridan County, Wyoming; said tract more particularly described as follows: Commencing at the northwest corner of said Section 29; thence S44°39'20"E, 3577.62 feet to the northwest corner of a tract of land described in Book 250 of Deeds, Page 485, said point being the POINT OF BEGINNING of the herein described parcel; thence N89°18'57"E, 97.75 feet along the north line of said tract to a point on the westerly right-of-way line of U.S. Highway 87; thence along said westerly right of way through a spiral curve to the left having a chord bearing of S39°15'36"E and chord length of 12.16 feet to a point on the east line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence S00°10'08"E, 807.92 feet along said east line to a point; thence S75°54'53"W, 65.23 feet to a point on a fence line; thence N03°25'11"W, 86.85 feet along said fence line to the southwest corner of said tract described in Book 250 of Deeds, Page 485; thence N03°01'26"W, 746.38 feet along said fence line and the west line of said tract to the POINT OF BEGINNING.

AND

A tract of land lying in the East $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 30 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 29, Township 54 North, Range 83 West, Sheridan County, Wyoming, said tract more particularly described as follows:

Commencing at the northwest corner of said Section 29; thence S00°11'34"E, 344.08 feet along the east line of said East $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 30 to the POINT OF BEGINNING of the herein described parcel; thence S00°11'34"E, 961.33 feet along said east line to the northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence N88°14'48"E, 1133.11 feet along the north line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  to the northwest corner of a tract of land described in Book 1 of Deeds, Page 145; thence S00°10'51"E, 363.00 feet along the west line of said tract to a point; thence S30°19'17"E, 262.92 feet along said west line to the southwest corner of said tract; thence N88°14'48"E, 41.25 feet along the south line of said tract to the southeast corner of said tract, said point being on the west line of a tract of land described in Book 130 of Deeds, Page 135 and the east line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence S00°10'51"E, 68.82 feet along the west line of said tract and east line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  to a point on a fence line; thence S54°15'12"W, 65.48 feet along said fence line to a point; thence N40°12'27"W, 282.70 feet along said fence line to a point; thence N07°50'52"W, 441.91 feet along said fence line to a point; thence S89°46'37"W,

1029.51 feet along said fence line to a point; thence N00°50'39"E, 972.86 feet along said fence line to the POINT OF BEGINNING.

**PARCEL THREE**

A tract of land situated in the SW $\frac{1}{4}$  of Section 29, the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 30 and the N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 31, Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

**BEGINNING** at the southwest corner of said Section 29; thence N00°11'34"W, 652.70 feet along the west line of said SW $\frac{1}{4}$  of Section 29 to a point, said point being the southwest corner of the N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$  of said Section 29; thence N88°36'13"E, 2611.10 feet along the south line of said N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$  to a point, said point being the southeast corner of said N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ ; thence N00°10'08"W, 1144.19 feet along the east line of said SW $\frac{1}{4}$  to a point, said point lying on a fence line; thence S75°54'53"W, 192.62 feet along said fence line to a point; thence N68°29'14"W, 632.44 feet along said fence line to a point; thence S86°28'15"W, 1028.12 feet along said fence line to a point; thence S33°44'22"W, 267.15 feet along said fence line to a point; thence N78°05'38"W, 787.24 feet along said fence line to a point; thence S60°37'16"W, 218.39 feet along said fence line to a point; thence S83°05'09"W, 347.26 feet along said fence line to a point; thence N70°59'40"W, 217.62 feet along said fence line to a point; thence N48°14'54"W, 322.10 feet along said fence line to a point; thence N75°06'34"W, 190.30 feet along said fence line to a point; thence S00°18'49"W, 2751.27 feet to a point, said point lying on the south line of said N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 31; thence S89°41'11"E, 1297.93 feet along said south line to a point, said point lying on the east line of said N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ ; thence N00°13'27"W, 650.48 feet along said east line to the **POINT OF BEGINNING**.

**PARCEL FOUR**

A tract of land lying in Section 30 and Section 31, Township 54 North, Range 83 West; Section 24 and Section 25, Township 54 North, Range 84 West; 6th Principal Meridian; Sheridan County, Wyoming; said tract being more particularly described as follows:

**BEGINNING** at the southwest corner of said Section 25; thence N00°19'50"W, 2640.00 feet along the west line of said Section 25 to the west quarter corner of said Section 25, said point lying on the south line of a tract of land described in Book 324 of Deeds, Page 187; thence S69°06'36"E, 364.12 feet along said southerly line described in Book 324 of Deeds, Page 187 to a point; thence N0°13'54"W, 1252.59 feet along the easterly line of a tract of land described in Book 324 of Deeds, Page 187 to a point; thence N27°38'25"E, 473.24 feet along said easterly line described in Book 324 of Deeds, Page 187 to a point; thence N31°10'42"W, 768.43 feet along said easterly line described in Book 324 of Deeds, Page 187 to a point; thence N03°53'28"E, 310.70 feet along said easterly line described in Book 324 of Deeds, Page 187 to a point; thence N08°06'30"E, 1977.87 feet along said easterly line described in Book 324 of Deeds, Page 187 to a point; thence N17°08'21"E, 578.38 feet along said easterly line described in Book 324 of Deeds, Page 187 to a point; thence N34°58'56"E, 519.10 feet along said easterly line described in Book 324 of Deeds, Page 187 to a point; thence N23°45'44"E, 416.23 feet along said easterly line described in Book 324 of Deeds, Page 187 to a point; thence S80°46'26"E, 217.38 feet along said easterly line described in Book 324 of Deeds, Page 187 to a point, said point lying on the west line of the East 1/2 NW 1/4 of said Section 24; thence S00°11'00"E, 488.64 feet along said west line of the East 1/2 NW 1/4 to a point, said point being the southwest corner of said East 1/2 NW 1/4; thence N88°44'02"E, 2319.93 feet along the south line of said East 1/2 NW 1/4 and West 1/2 NE 1/4 of said Section 24 to a point, said point lying on the westerly line of a tract of land described in Book 336 of Deeds, Page 20; thence S01°32'10"W, 523.53 feet along said westerly line described in Book 336 of Deeds, Page 20 to a point; thence S26°47'05"E, 228.52 feet along said westerly line described in Book 336 of Deeds, Page 20 to a point; thence S62°56'22"W, 778.28 feet along said westerly line described in Book 336 of Deeds, Page 20 to a point; thence S52°03'28"W, 997.68 feet along said westerly line described in Book 336 of Deeds, Page 20 to a point; thence S00°50'07"W, 184.05 feet along said westerly line described in Book 336 of Deeds, Page 20 to a point; thence S12°43'20"W, 1001.56 feet along said westerly line described in Book 336 of Deeds, Page 20 to a point; thence S49°58'21"W, 657.86 feet along said westerly line described

in Book 336 of Deeds, Page 20 to a point; thence S05°31'02"E, 547.77 feet along said westerly line described in Book 336 of Deeds, Page 20 to a point; thence S79°59'34"E, 1231.11 feet along the southerly line of a tract of land described in Book 336 of Deeds, Page 20 to a point; thence S00°49'22"W, 200.93 feet along said southerly line described in Book 336 of Deeds, Page 20 to a point; thence S17°53'39"W, 529.58 feet along said southerly line described in Book 336 of Deeds, Page 20 to a point; thence S75°00'26"E, 551.11 feet along said southerly line described in Book 336 of Deeds, Page 20 to a point; thence S80°07'05"E, 695.28 feet along said southerly line described in Book 336 of Deeds, Page 20 to a point; thence S83°14'20"E, 576.82 feet along said southerly line described in Book 336 of Deeds, Page 20 to a point; thence S66°47'20"E, 845.68 feet along said southerly line described in Book 336 of Deeds, Page 20 to a point; thence S70°04'56"E, 709.33 feet along said southerly line described in Book 336 of Deeds, Page 20 to a point; thence N78°54'39"E, 493.72 feet along said southerly line described in Book 336 of Deeds, Page 20 to a point; thence N76°17'20"E, 481.56 feet along said southerly line described in Book 336 of Deeds, Page 20 to a point; thence N22°52'15"E, 675.51 feet along the easterly line of said tract of land described in Book 336 of Deeds, Page 20 to a point; thence N77°30'40"E, 2376.68 feet along the southerly line of a tract of land described in Book 373 of Deeds, Page 220 to a point; thence S02°48'28"E, 1156.82 feet along the westerly line of a tract of land described in Book 352 of Deeds, Page 377 to a point; thence S64°55'54"W, 758.58 feet along said westerly line described in Book 352 of Deeds, Page 377 to a point; thence S06°11'23"E, 728.38 feet along said westerly line described in Book 352 of Deeds, Page 377 to a point; thence S65°57'06"E, 365.98 feet along the southerly line of said tract of land described in Book 352 of Deeds, Page 377 to a point; thence S75°06'34"E, 154.99 feet along said southerly line described in Book 352 of Deeds, Page 377 to a point; thence S00°18'49"W, 2751.27 feet along the west line of a tract of land described in Book 391 of Deeds, Page 642 to a point, said point lying on the south line of the N½N½NE¼ of said Section 31; thence N89°41'11"W, 1339.89 feet along said south line of the N½N½NE¼ and the northerly line of a tract of land described in Book 387 of Deeds, Page 91 to a point, said point lying on the west line of the NE¼ of said Section 31; thence S00°42'30"E, 1964.67

feet along said west line of the NE $\frac{1}{4}$  and said westerly line of said tract described in Book 387 of Deeds, Page 91 to a point; thence S89°58'12"E, 2621.14 feet along the south line of said NE $\frac{1}{4}$  and said westerly line described in Book 387 of Deeds, Page 91 to a point, said point being the east quarter corner of said Section 31; thence S00°46'49"E, 2330.93 feet along the east line of said Section 31 to a point, said point being N00°46'49"W, 249.69 feet from the southeast corner of said Section 31; thence S89°37'29"W, 5258.41 feet to a point, said point lying on the west line of said Section 31 and being N00°31'08"W, 249.70 feet from the southwest corner of said Section 31; thence N00°31'08"W, 2368.00 feet along the west line of said Section 31 to a point, said point being the west quarter corner of said Section 31; thence N00°28'24"W, 2636.69 feet along said west line of Section 31 to a point, said point being the southeast corner of said Section 25; thence N73°42'42"W, 2777.16 feet along the south line of said Section 25 to a point, said point being the south quarter corner of said Section 25; thence S89°46'29"W, 2651.14 feet along said south line of Section 25 to the **POINT OF BEGINNING** of said tract.

#### **PARCEL FIVE**

Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 19: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$

That portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , and the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 19, T54N, R83W, 6th P.M., Sheridan County, WY; lying east of the following described fence line, said fence line more particularly described as follows:

COMMENCING at the north quarter corner of said Section 19; hence S88°13'48"E, a distance of 650.54 feet along the north line of said Section 19 to the **POINT OF BEGINNING** of said fence line; thence S20°26'04"W, a distance of 233.37 feet along said fence line to a point; thence S18°24'29"E, a distance of 136.90 feet along said fence line to a point; thence S55°12'06"E, a distance of 24.29 feet along said fence line to a point; thence S32°16'21"W, a distance of 47.68 feet along said fence line to a point; thence S07°41'20"W, a distance of 89.32 feet along said fence line to a point; thence S89°22'13"W, a distance of 387.07 feet along said fence line to a point; thence through a curve to the left having a delta of

41°30'47", a radius of 218.13 feet, a length of 158.05 feet, a chord bearing of S33°35'14"W and a chord length of 154.61 feet along said fence line to a point; thence S50°49'36"W, a distance of 284.69 feet along said fence line to a point; thence S52°54'21"W, a distance of 358.74 feet along said fence line to a point; thence S57°29'55"W, a distance of 360.16 feet along said fence line to a point; thence S65°49'39"W, a distance of 698.42 feet along said fence line to a point; thence S41°06'35"W, a distance of 654.69 feet along said fence line to a point; thence S36°21'15"W, a distance of 82.53 feet along said fence line to a point; thence S40°24'53"E, a distance of 486.12 feet along said fence line to a point; thence S02°24'23"E, a distance of 2192.53 feet along said fence line to a point; thence S17°17'04"W, a distance of 488.43 feet along said fence line to a point; thence S28°20'49"E, a distance of 243.34 feet along said fence line to a point, said point lying on the south line of said Section 19 and being N89°08'25"W, 4101.88 feet from the southeast corner of said Section 19.

AND

A tract of land situated in the N½NE¼ and N½NW¼ of said Section 30, T54N, R83W, 6th P.M., Sheridan County, WY; said tract being more particularly described as follows:

COMMENCING at the northeast corner of said Section 30; thence S00°11'34"E, 344.08 feet along the east line of said N½NE¼ to a point, said point lying on a fence line; thence S72°23'06"W, 1254.81 feet along said fence line to a point; thence, leaving said fence line, S70°30'40"W, 2376.68 feet to a point, said point lying on a fence line; thence N08°53'12"W, a distance of 303.30 feet along said fence line to a point; thence N28°20'49"W, a distance of 1135.85 feet along said fence line to a point, said point lying on the north line of said Section 30; thence S89°08'25"E, 4101.88 feet to the POINT OF BEGINNING, said point being the northeast corner of Section 30.

**PARCEL SIX**

Township 54 North, Range 83 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming

Section 29: That portion of the SE $\frac{1}{4}$  lying southwest of the westerly right of way of U.S. Highway 87, except that portion previously conveyed by Warranty Deed recorded in Book 250 of Deeds, Page 485.

**PARCEL SEVEN**

Township 54 North, Range 83 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming

Section 31: S $\frac{1}{2}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$

**EXCEPTING FROM THE ABOVE DESCRIBED PARCELS:**

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 on 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 W $\frac{1}{2}$  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 W $\frac{1}{2}$  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 NW $\frac{1}{4}$ NE $\frac{1}{4}$  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 the said Grantors, for them and their successors, do hereby covenant that they will forever warrant and defend all right, title and interest in and to the said lands and real estate and the quiet and peaceable possession thereof unto Grantee, and his successors and assigns, only against the claims of all and every person whomsoever claiming by, through or under Grantors.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming

WITNESS ITS HAND this 5<sup>th</sup> day of December, 2008.

Leslie Johnston  
LESLIE JOHNSTON

ESTATE OF S.K. JOHNSTON, III

By:

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

SUNTRUST BANK

By:

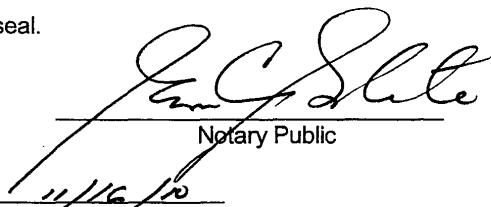
Rhea Ann Weaver  
RHEA ANN WEAVER  
Title: Vice President & Trust Officer  
Co-Personal Representative

SunTrust Bank executes this Special Warranty 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 Special Warranty Deed.

STATE OF Kansas )  
County of Pawnee ) ss.

This foregoing instrument was acknowledged before me this 5th day of December, 2008, by LESLIE JOHNSTON, individually and as Co-Personal Representative of the Estate of S.K. Johnston, III.

Witness by hand and official seal.

  
Notary Public

My commission expires: 11/16/10

STATE OF TN )  
County of Hamilton ) ss.



Ewa C. Sabater  
MY COMMISSION # DD613834 EXPIRES  
November 16, 2010  
BONDED THRU TROY FAIN INSURANCE, INC.

This foregoing instrument was acknowledged before me this 4th day of December, 2008, by RheaAnn Weaver, the VP & TA of SunTrust Bank, Co-Personal Representative of the Estate of S.K. Johnston, III.

Witness by hand and official seal.

  
FEB 12 2011 Notary Public

My commission expires: \_\_\_\_\_

