

**WARRANTY DEED**

PAUL AUZQUI, Grantor, of Sheridan County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEYS AND WARRANTS to **WARNICK RANCHES**, a partnership consisting of Wilbur K. Warnick and Dee J. Warnick, Grantee, whose address is 461 North DeSmet, Buffalo, Wyoming, 82834, the following-described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

**PARCEL I**

Beginning at the northeast corner of Section 9, Township 54 North, Range 79 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming; thence S 00°45'55" E along the east line of said Section 9 a distance of 1340.65 feet to the southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 9; thence N 89°46'41" W along the south line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  a distance of 1321.23 feet to the southwest corner of the said NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence S 00°42'57" E along the west line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 2701.33 feet to the southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence N 89°21'12" E along the south line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 20.69 feet to a point on the west right-of-way line of the Northern Pacific Railroad; thence N 14°02'04" E along the said west right-of-way a distance of 131.20 feet; thence N 14°03'13" E along the said west right-of-way a distance of 210.38 feet; thence N 14°05'36" E along the said west right-of-way a distance of 204.99 feet; thence N 14°37'20" E along the said west right-of-way a distance of 203.17 feet; thence N 16°55'04" E along the said west right-of-way a distance of 203.56 feet; thence N 20°55'59" E along the said west right-of-way a distance of 206.88 feet; thence N 25°24'45" E along the said west right-of-way a distance of 209.23 feet; thence N 29°46'22" E along the said west right-of-way a distance of 203.81 feet; thence N 32°33'26" E along the said west right-of-way a distance of 203.64 feet; thence N 33°14'45" E along the said west right-of-way a distance of 209.74 feet; thence N 33°20'21" E along the said west right-of-way a distance of 2645.59 feet to a point on the north line of Section 10; thence S 89°54'09" W along the north line of Section 10 a distance of 937.93 feet to the point of beginning all lying in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 9 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10 containing 49.79 acres.

**PARCEL II**

Beginning at the Northwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 9, Township 54 North, Range 79 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming; thence N 89°21'12" E along the north line of the said SW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 491.64 feet; thence S 23°09'33" W a distance of 1232.51 feet to a point intersecting the west line of the said SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence N 00°20'57" W along the said west line a distance of 1127.66 feet to the point of beginning all lying in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 9 containing 6.36 acres.

TOGETHER WITH all improvements situate thereon and all easements and appurtenances thereunto belonging;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

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.

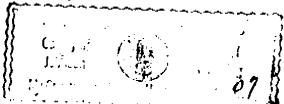
WITNESS MY HAND this 27<sup>th</sup> day of January 2004.

Paul J. Auzqui  
PAUL AUZQUI

STATE OF WYOMING )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me by PAUL AUZQUI this 3<sup>rd</sup> day of January, 2004.

Witness my hand and official seal.



Sherrie L. Standish  
Notary Public

My Commission Expires: 11/18/07