

WARRANTY DEED

Eagle Ridge Development, Limited Liability Company, a Wyoming Limited Liability Company, grantor, of Sheridan County, Wyoming, CONVEYS and WARRANTS, subject to that certain reservation hereinafter made, TO E & A Land Company, Limited Liability Company, grantee, the following described real estate situate in Sheridan County, Wyoming, to-wit:

Lot 1 of Eagle Ridge Subdivision, a subdivision in Sheridan County, Wyoming, as recorded 21 October 2005 as Plat #E-16.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

This conveyance is made subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Grantor and Grantee further understand and agree that out of the property above conveyed there is excepted and reserved a utility easement as follows:

Whereas Grantor is the owner of other parcels of land in the above described Eagle Ridge Subdivision;

THERE HEREBY IS EXCEPTED AND RESERVED unto the Grantor, its assigns and successors in interest as owners of the other parcels of land in the above described Eagle Ridge Subdivision, right and liberty, in common with other persons who may hereafter have the like right, to have and use an easement for utilities, but not for other purposes, to-wit:

An easement 20 feet wide located along the northwest boundary of the above described Lot 1, that is, extending 20 feet into the said Lot 1, so that the utility easement shown upon the above described recorded Plat #E-16 located along the northwest boundary of the said Lot 1 is increased in width from 15 feet to 20 feet.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming; it makes this conveyance for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged.

Grantee's address is 4432 Hillcrest Rd. Billings, MT 59101.

WITNESS our hands this 23 day of June 2008.

Eagle Ridge Development
Limited Liability Company
A Wyoming Limited Liability Company

E & A Land Company
Limited Liability Company
A _____ Limited Liability Company

By: W. Donald Horn, Jr.
W. Donald Horn, Jr.
Manager

By: Karen Horn

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