

WARRANTY DEED

Eastside Industrial Park Partnership, a partnership of Seymour Thickman & Muriel Thickman, husband and wife, J.D. Pelesky Construction Company, Inc. and Walter J. Pilch Revocable Trust, Walter J. Pilch, Trustee, of Sheridan County, Wyoming, Grantors, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, hereby convey and warrant to Craig and Karen Scheckla, husband and wife, of Sheridan County, Wyoming, Grantees, the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

See Exhibit "A" and "B" attached hereto

Given under our hands this 16 day of August, 1994.

EASTSIDE INDUSTRIAL PARK

By: Seymour Thickman & Muriel Thickman  
Seymour Thickman & Muriel Thickman  
husband and wife

Walter J. Pilch  
Walter J. Pilch Revocable Trust, Walter  
J. Pilch, Trustee

J.D. Pelesky Construction Co., Inc.

Gerald K. Pelesky  
Gerald K. Pelesky

Its: PRESIDENT

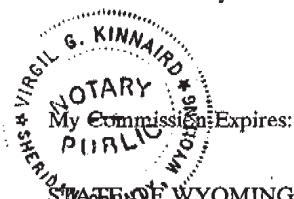
SEAL  
CORPORATE  
Attest:  
Gerald K. Pelesky  
Secretary

STATE OF WYOMING )  
County of Sheridan ) ss.

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Subscribed and sworn to before me this 16 day of August, 1994,  
by Seymour Thickman and Muriel Thickman.

Witness my hand and official seal.

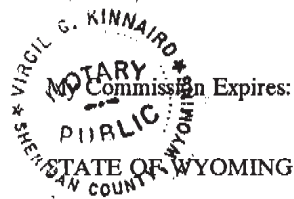


Virgil G. Kinnaird  
Notary Public  
February 2, 1996

STATE OF WYOMING )  
County of Sheridan ) ss.

Subscribed and sworn to before me this 16 day of August, 1994,  
by Walter J. Pilch, Trustee of the Walter J. Pilch Revocable Trust.

Witness my hand and official seal.

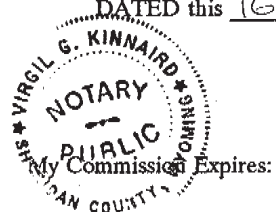


Virgil G. Kinnaird  
Notary Public  
February 2, 1996

STATE OF WYOMING )  
County of Sheridan ) ss.

Before me appeared Gerald K. Pelesky personally known to me and upon being sworn represented that he is the President of J.D. Pelesky Construction Co., Inc. that the seal affixed hereto is, the seal of J.D. Pelesky Construction Co., Inc., that this Agreement is signed and sealed on behalf of said corporation by the authority of the board of directors and that this Agreement is the free act and deed of said corporation.

DATED this 16 day of August, 1994.



Virgil G. Kinnaird  
Notary Public  
February 2, 1996

## EXHIBIT "A"

## DESCRIPTION

A tract of land located in the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ ) and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 25, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located on the East line of the NE $\frac{1}{4}$  of said Section 25, N 0°24'17"W, 31.67 feet from the Center Quarter Corner of said Section 25; thence along said East line of the NE $\frac{1}{4}$  N 0°24'17"W, 1107.94 feet; thence S 88°18'24"E, 439.59 feet; thence N 15°04'39"E, 64.04 feet; thence S 71°59'10"E, 271.05 feet; thence S 76°52'11"E, 1153.15 feet; thence S 7°49'30"W, 12.11 feet; thence along a curve to the left having a radius of 220.99 feet, a central angle of 52°36'42", and an arc length of 202.92 feet, with a chord bearing and distance of S 69°59'37"E, 206.80 feet; thence N 82°52'46"W, 767.06 feet; thence S 0°02'04"E, 393.00 feet; thence N 40°41'20"W, 226.76 feet; thence S 70°51'34"W, 67.32 feet; thence S 10°45'09"E, 286.18 feet; thence S 21°29'37"E, 320.50 feet; thence S 8°18'54"E, 557.55 feet; thence S 7°34'11"W, 60.00'; thence along a curve to the right having a radius of 316.48 feet, a central angle of 41°57'41", and an arc length of 231.78 feet, with a chord bearing and distance of N 61°26'55"W, 226.64 feet; thence N 40°28'04"W, 905.82 feet; thence S 79°04'55"W, 380.55 feet to the point of beginning, said tract containing 36.03 acres, more or less,

Said tract also subject to an existing 60 foot wide access easement being 30 feet on each side of the following described centerline:

Beginning at a point located N 19°20'39"E, 1255.91 feet from the Center Quarter Corner of said Section 25; thence S 15°04'39"W, 315.31 feet; thence along a curve to the left having central angle of 15°29'34", a radius of 286.48 feet, arc length of 77.48 feet with chord bearing S 7°19'52"W, 77.23 feet; thence S 0°24'55"E, 496.89 feet; thence along a curve to the left having central angle of 40°03'10", a radius of 286.48 feet, arc length of 200.26 feet with chord bearing S 20°26'29"E, 196.21 feet; thence S 40°28'04"E, 905.82 feet; thence along a curve to the left having central angle of 41°57'41", a radius of 286.48 feet, arc length of 209.81 feet with chord bearing S 61°26'55"E, 205.15 feet,

And also reserving for access purposes a 20 foot wide easement being 10 feet on each side of the following centerline:

Beginning at a point located S 61°21'05"E, 1319.52 feet from the Center Quarter Corner of said Section 25; thence N 8°18'54"W, 597.19 feet, lengthening or shortening the side lines of the easement to intersect the boundary lines of the tract herein described.

## EXHIBIT "B"

## Easement Description

A non-exclusive roadway easement being 30 feet each side of a line located in the West Half of the East Half (W $\frac{1}{2}$ E $\frac{1}{2}$  of Section 25, T 56 N, R 84 W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located on the southerly right-of-way line of Wyoming Highway 336, said point being located N 0°14'38"E, 2647.79 feet from the center of said Section 25; thence S 0°23'24"E, 12.58 feet; thence along a curve to the left having central angle of 38°02'27", a radius of 190.99 feet, arc length of 126.81 feet with chord bearing S 19°24'38"E, 124.49 feet; thence S 38°25'51"E, 652.62 feet; thence along a curve to the right having central angle of 17°18'26", a radius of 286.48 feet, arc length of 86.54 feet with chord bearing S 29°46'38"E, 86.21 feet; thence S 21°07'25"E, 226.19 feet; thence along a curve to the right having central angle of 49°56'45", a radius of 286.48 feet, arc length of 249.73 feet with chord bearing S 3°50'58"W, 241.89 feet; thence S 28°49'20"W, 254.14 feet; thence along a curve to the left having central angle of 13°44'41", a radius of 286.48 feet, arc length of 68.72 feet with chord bearing S 21°57'00"W, 68.56 feet; thence S 15°04'39"W, 8.68 feet.