

657297 WARRANTY DEED
BOOK 511 PAGE 0325
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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

WARRANTY DEED

KAREN HARRIS, in her individual capacity, of 187 Fish Hatchery Road, Story, WY 82842, hereinafter "Grantor," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, do hereby CONVEY AND WARRANT to **WESTERN TRANSPORT, LLC**, Wyoming Limited Liability Company, hereinafter "Grantee," of 54 Industrial Lane, Sheridan, Wyoming 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, the legal description of which is more particularly described on **Exhibit A** attached hereto and by this referenced made a part hereof.

Together with all improvements, fixtures, hereditaments and appurtenances thereto belonging or in anywise appertaining; and,

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to building and zoning regulations and city, state and county subdivision laws and further subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, existing fence lines or encroachments, if any.

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

By accepting delivery of this Deed, and consistent with the underlying purchase agreement, Grantee hereby expressly and fully waive and release Grantor from any and all disclosures, requirements, rights or claims otherwise available to them in any way or on any basis pursuant to W.S. § 34-1-151 (LexisNexis 2007 as amended).

WITNESS my hand on this 3rd day of December, 2009

GRANTOR:

Karen Harris

Karen Harris, in her individual capacity.

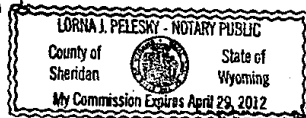
STATE OF WYOMING)
)
COUNTY OF Sheridan)

The above instrument was acknowledged before me this 3rd day of December, 2009 by Karen Harris in her individual capacity.

Witness my hand and official seal.

Lorna J. Pelesky
Notary Public

My commission expires: April 29, 2012



DESCRIPTION

EXHIBIT "A"

A tract of land located in the South Half of the Northeast Quarter (S½NE¼) and the Northwest Quarter of the Southeast Quarter (NW¼SE¼) 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 NE¼ 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 NE¼ 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 220.89 feet, a central angle of 52°36'42", and an arc length of 202.92 feet, with a chord bearing and distance of S 68°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, 87.32 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 81°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 80 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 77.46 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.