

QUITCLAIM DEED TO TRUSTEES

ALVIN W. PETERSON and INA JEAN PETERSON, husband and wife, and ROSS K. PETERSON and MARIA A. PETERSON, husband and wife, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and quitclaim to ROSS K. PETERSON AND MARIA A. PETERSON, TRUSTEES OF THE ROSS K. AND MARIA A. PETERSON TRUST UNDER AGREEMENT DATED AUGUST 25, 2000, whose address is 461 Lower Prairie Dog Road, Sheridan, WY 82801, all of Grantors' interest in the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the W^{1/2}W^{1/2}, Section 27, the E^{1/2}E^{1/2}, Section 28, and the NE^{1/4}NE^{1/4}, Section 34; Township 57 North, Range 83 West of the 6th P.M., County of Sheridan, State of Wyoming, which Grantors acquired from Clifford Mansel Johnston et al by Warranty Deed dated May 15, 1985, which was recorded in the office of the Sheridan County Clerk and Recorder on May 24, 1985 in Book 293 of Deeds at page 495, said tract being described as follows:

Beginning at the Northwest corner of said Section 27; thence S.88°42'39"E., 1330.56 feet along the North line of said Section 27 to a point; thence S.0°17'17"E., 2284.66 feet to a point in the center of the County Road; thence S.0°31'17"E., 376.41 feet to a point; thence S.0°08'54"W., 1330.27 feet to a point; thence N.88°24'14"W., 1585.71 feet to a point; thence S.0°00'24"E., 1354.54 feet to a point; thence N.63°11'30"W., 1058.72 feet to a point; thence N.0°46'23"E., 4847.16 feet to a point on the North line of said Section 28; thence N.89°37'24"E., 1122.82 feet along said North line of said Section 28 to the point of beginning.

The above tract contains 251.5 acres, more or less.

AND ALSO

A tract of land in the NE^{1/4}SW^{1/4} and the SE^{1/4}NW^{1/4} of Section 27; Township 57 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, which Grantors acquired from Douglas H. Olver and Ines C. Olver by Warranty Deed dated October 25, 1995, which was recorded in the office of the Sheridan County Clerk and Recorder on October 25, 1995 in Book 376 of Deeds at page 244, said tract being described as follows:

Beginning at the Southwest corner of said NE^{1/4}SW^{1/4} Section 27; thence along the west line of said NE^{1/4}SW^{1/4}, N.0°08'54"E., 1330.27 feet to the northwest corner of said NE^{1/4}SW^{1/4}, said point also being the southwest corner of said SE^{1/4}NW^{1/4} Section 27; thence along the west line of said SE^{1/4}NW^{1/4}, N.0°31'17"W., 376.41 feet to the intersection of said west line with the centerline of the county road; thence along the centerline of said county road, S.23°28'01"E., 927.75 feet; thence S.12°16'45"E., 891.62 feet to the intersection of said road centerline with the south line of said NE^{1/4}SW^{1/4}; thence along the south line of said NE^{1/4}SW^{1/4}, N.88°24'14"W., 559.31 feet to the point of beginning. Said tract contains 12.73 acres more or less.

EXCEPTING FROM THE TWO ABOVE DESCRIBED TRACTS, a tract of land previously conveyed to Michael H. Schmitz and Tina Schmitz, husband and wife, by Warranty deed dated November 8, 1996, which was recorded in the office of the Sheridan County Clerk and Recorder on November 13, 1996, in Book 383 of Deeds at page 110, and which covered the following described land, to-wit:

A tract of land situated in the SW^{1/4} of Section 27, E^{1/2}E^{1/2} of Section 28, and NE^{1/4}NE^{1/4} of Section 33, Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the southwest corner of said Section 27; thence S.85°21'25"W., 245.00 feet to the POINT OF BEGINNING of the herein described tract, said point being the southeast corner of a tract of land described in Book 357 of Deeds, page 570; thence N.00°00'08"W., 1354.61 feet along the east line of said tract described in Book 357 of Deeds, Page 570 to a point; thence S.88°24'24"E., 1505.81 feet along the south line of said tract described in Book 357 Deeds, Page 570 to a point, said point being the southwest corner of a tract of land described in Book 376 of Deeds, Page 244; thence S.88°24'14"E., 559.30 feet along the south line of said tract described in Book 376 of Deeds, Page 244 to a point, said point lying in the Lower Prairie Dog County Road Right of Way; thence N.12°16'45"W., 406.98 feet along the east line of said tract described in Book 376 of Deeds, Page 244 to a point; thence, leaving said right of way, N.64°47'52"W., 520.51 feet to a point, said point lying on the west line of said tract described in Book 376 of Deeds, Page 244; thence N.64°47'52"W., 834.36 feet to a point; thence S.32°48'20"W., 40.79 feet to a point; thence N.67°42'45"W., 1446.69 feet to a point; thence S.46°02'45"W., 540.57 feet to a point, said point lying on the west line of said tract described in Book 357 of Deeds, Page 570; thence S.00°47'45"W., 1931.40 feet along said west line to a point; thence S.63°11'30"E., 1058.72 feet along the south line of said tract described in Book 357 of Deeds, Page 570 to the POINT OF BEGINNING of said tract.

Said tract contains 90.68 acres of land more or less

Basis of Bearings per said tract described in Book 357 of Deeds, Page 570.

TOGETHER WITH all improvements located thereon or appurtenant thereto.

SUBJECT, HOWEVER, to all easements, encumbrances, licenses, restrictions, regulations, covenants, conditions, defects and encroachments of record.

AND RESERVING UNTO GRANTORS, any and all oil, gas and other mineral rights which Grantors may own and which are located in or under the above described lands.

Grantors Alvin W. Peterson and Ina Jean Peterson waive and release any rights they may have under and by virtue of the homestead laws of the State of Wyoming.

Dated this 25th day of August, 2000.

Alvin W. Peterson
Alvin W. Peterson

Ina Jean Peterson
Ina Jean Peterson

Ross K. Peterson
Ross K. Peterson

Maria A. Peterson
Maria A. Peterson

STATE OF WYOMING)
County of Sheridan) ss.

The above and foregoing Quitclaim Deed to Trustees was subscribed, sworn to and acknowledged before me this 25th day of August, 2000, by Alvin W. Peterson, MacJean Peterson, Ross K. Peterson and Maria A. Peterson.

I, Notary Public, WITNESS my hand and official seal.


Notary Public

My Commission expires: March 17, 2001