

WARRANTY DEED

Holly Ponds, LLC, a Wyoming limited liability company, of 1967 West Fifth Street, Sheridan, Wyoming 82801, as Seller, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to **Holly Ponds Commercial Corner, LLC**, a Wyoming limited liability company, of 1967 West Fifth Street, Sheridan, Wyoming 82801, as Purchaser, the following described real estate situate in the County of Sheridan, State of Wyoming:

An undivided fifty-five percent (55%) interest in all real property described on Exhibit "A" attached hereto,

Together with all improvements situate thereon or appertaining thereto,

Subject to reservations and exceptions in patents from the United States, prior mineral reservations, and all easements, restrictions, and rights-of-way of record.

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

DATED this 16th day of August, 1999.

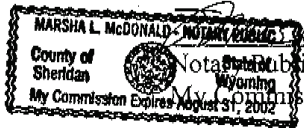
HOLLY PONDS, LLC,
a Wyoming limited liability company

By: Ronald J. Patterson, Mgr.
Ronald J. Patterson, manager

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing **Warranty Deed** was acknowledged before me this 16th day of August, 1999, by **Ronald J. Patterson**, as manager of **Holly Ponds, LLC**, a Wyoming limited liability company.

WITNESS my hand and official seal.

Marsha L. McDonald
 My Commission expires: 8/31/2002

DESCRIPTION
HOLLY PONDS CONVENIENCE CORNER
TRACT 1

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 21, Township 56 North, Range 84 West, of the Sixth Principal Meridian, City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N 79°01'31"E, 259.90 feet and then S 88°05'13"W, 99.73 feet from the South Quarter Corner of said Section 21, said point being located on a line offset 40.00 feet northerly from the survey (center) line of State Highway No. 330; thence along said 40.00 feet offset line S 88°05'13"W, 268.00 feet to a point on the easterly right of way of Long Drive; thence along said easterly right of way N 1°58'56"W, 54.91 feet; thence continuing along said easterly right of way along a curve to the right having a radius of 120.00 feet, a central angle of 47°29'52", and arc length of 99.48 feet, with chord bearing and distance of N 21°46'00"E, 96.66 feet; thence continuing along said easterly right of way N 45°30'53"E, 87.08 feet; thence continuing along said easterly right of way along a curve to the left having a radius of 180.00 feet, a central angle of 21°46'44", and arc length of 68.42 feet, with chord bearing and distance of N 34°37'35"E, 68.01 feet; thence leaving said easterly right of way S 63°27'08"E, 52.78 feet; thence N 88°01'58"E, 78.00 feet; thence S 1°58'02"E, 231.91 feet to the point of beginning, said tract containing 54,201 square feet (1.244 acres), more or less.

EXHIBIT "A"

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An undivided forty-five percent (45%) interest in all real property described on Exhibit "A" attached hereto,

Together with all improvements situate thereon or appertaining thereto,

Subject to reservations and exceptions in patents from the United States, prior mineral reservations, and all easements, restrictions, and rights-of-way of record.

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

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