

Warranty Deed

Thomas W. Scott and Joan D. Scott, husband and wife, Grantors, for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, convey and warrant to IXL Ranch, LLC, a Wyoming Close Limited Liability Company, Grantee, whose address is PO Box 190, Dayton, Wyoming 82836, all of their right, title and interest in and to the real property described in Exhibit A attached hereto (the "Real Property"), situate in Sheridan County, State of Wyoming, hereby releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming;

TOGETHER WITH improvements and buildings thereon and appurtenances thereunto, and including all water rights and direct flow rights, ditches and ditch rights, reservoirs and reservoir rights and similar rights adjudicated to the Real Property or used in connection with the Real Property and all easements and incidental rights appurtenant to the Real Property;

BUT SUBJECT TO reservations and exceptions in patents from the United States; prior mineral reservations; easements, restrictions, restrictive covenants, and rights-of-way of record; and discrepancies and conflicts in boundary lines, shortages in area and encroachments which a correct survey would disclose.

WITNESS our hands this 22nd day of December, 2008

Thomas W. Scott
Thomas W. Scott

Joan D. Scott
Joan D. Scott

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

ss:

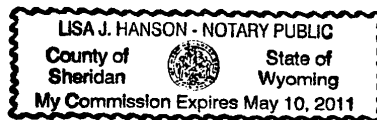
The foregoing Warranty Deed was acknowledged personally before me by Thomas W. Scott and Joan D. Scott this 22 day of December, 2008

Witness my Hand and Official Seal.

Lisa J. Hanson
Notary Public

My Commission expires:

May 10, 2011



629040 WARRANTY DEED
BOOK 502 PAGE 0544
RECORDED 12/29/2008 AT 08:35 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

EXHIBIT A

T56N, R86W, 6th P.M., SHERIDAN COUNTY, WYOMING

SECTION 6: All that part of Lots 3, 4 and 5 lying Northwesterly of the State Highway.

T56N, R87W, 6th P.M., SHERIDAN COUNTY, WYOMING

SECTION 1: Lot 1, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, all that part of Lot 2 lying South of the center of Tongue River, and all that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the W $\frac{1}{2}$ SW $\frac{1}{4}$ lying Southeasterly of the center of said Tongue River; also all that part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ SE $\frac{1}{4}$ lying Westerly of the State Highway.

AND

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Beginning at a point in the County Road from which point the West Quarter corner of said Section 1 bears S69°29'W, 482.0 feet;
thence along the County Road N13°39'E, 114.44 feet to a point;
thence S69°29'E, 288.07 feet to a point;
thence N21°39'40"E, 399.66 feet to a point;
thence S54°39'E, 21.27 feet to a point;
thence S70°59'E, 66.2 feet to a point;
thence S12°35'W, 111.8 feet to a point;
thence S 47°30'E, 186.3 feet to a point;
thence S71°06'E, 52.0 feet to a point on the West bank of the Tongue River;
thence S13°40'W, 146.5 feet to a point;
thence S20°33'W, 314.9 feet to a point;
thence S17°28'E, 259.1 feet to a point;
thence S4°49'W, 95.0 feet to a point;
thence N41°49'W, 916.5 feet to the point of beginning.

AND

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows:

Beginning at a point in the County Road from which point the West Quarter corner of said Section 1 bears S69°29'W, 482.0 feet;
thence S 41°49'E, 916.5 feet to a point;
thence S9°54'W, 308.2 feet to a point;
thence S61°02'W, 118.1 feet to a point;
thence N68°44'W, 484.6 feet to a point in the center of a County Road;
thence N1°38'W, 389.2 feet along the center of said County Road to a point;
thence N0°46'W, 423.3 feet along the center of said County Road to a point;
thence N13°39'E, 57.3 feet along the center of said County Road to the point of beginning.

EXCEPTING THEREFROM:

A tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows:

Beginning at a point located on the centerline of a County Road, said point located N59°38'57"E, 554.40 feet from the West quarter corner of said Section 1;
thence S69°29'00"E, 288.07 feet;
thence S70°10'34"E, 74.28 feet;
thence S08°10'39"W, 382.93 feet;
thence N74°28'24"W, 334.62 feet to a point on the centerline of the County Road;

EXHIBIT A

thence along the centerline of the County Road the following bearings and distances:
 N0°46'00"W, 248.75 feet;
 thence N13°39'00"E, 171.74 feet to the point of beginning.
 Said tract contains 3.252 acres, more or less.

AND EXCEPTING THEREFROM:

A tract of land situated in the NE¼ conveyed by Warranty Deed from Thomas W. Scott and Joan D. Scott to 2XL Ranch, LLC, dated July 28, 2005, and recorded on August 9, 2005, at the office of the Sheridan County Clerk at Book 466, Page 0051, and described as follows:

Beginning at a point located S61°06'36"W, 413.77 feet from the NE corner of said Section 1;
 thence S21°22'56"W, 1,259.88 feet;
 thence S54°12'21"W, 1,080.95 feet;
 thence N83°21'04"W, 339.27 feet;
 thence N28°38'30"W, 230.75 feet;
 thence N35°42'04"E, 377.36 feet;
 thence N61°21'30"E, 370.75 feet;
 thence N16°36'57"E, 936.05 feet;
 thence N61°21'30"E, 684.85 feet;
 thence S73°38'30"E, 398.68 feet to the point of beginning.

Said tract contains 35.00 acres, more or less.

AND EXCEPTING THEREFROM:

A tract of land situated in the NE¼SE¼ described as follows:

Beginning at a point on the Easterly right-of-way of Highway U.S. 14, said point being located N10°22'W, a distance of 2241.06 feet from the SE corner of said Section;
 thence along the said Easterly right-of-way S10°23'W, a distance of 516.17 feet to a point;
 thence leaving said right-of-way line N50°05'03"E, a distance of 70 feet to a point;
 thence along the arc of a curve to the left with a radius of 245 feet a distance of 200 feet to a point;
 thence N6°W, a distance of 290 feet, more or less, to the point of beginning.

AND EXCEPTING FROM T56N, R87W, 6th P.M.,
SECTION 1 AND T56N, R86W, 6th P.M., SECTION 6,
SHERIDAN COUNTY, WYOMING:

A tract of land situated in the SW¼NW¼ of Section 6, **T56N, R86W**, and the SE¼NE¼ of Section 1, **T56N, R87W**, 6th P.M., described as follows:

Beginning at a point on the Easterly right-of-way of Highway U.S. 14, said point being located S30°42'W, a distance of 1905.02 feet from the SW corner of Section 32, T57N, R86W;
 thence along said right-of-way S30°23'W, a distance of 486.44 feet to a point;
 thence S30°03'W, a distance of 100.0 feet;
 thence S59°37'E, a distance of 5.86 feet to a point;
 thence leaving said right-of-way along the arc of a curve to the left with a radius of 915 feet a distance of 595 feet, more or less, to the point of beginning.

SECTION 12: NW¼ and all that part of the NE¼ lying Westerly of the State Highway.

EXHIBIT A

T57N, R86W, 6th P.M., SHERIDAN COUNTY, WYOMING

SECTION 31: All that part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southeasterly of the center of Tongue River.

AND

A tract of land situate in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Beginning at the Standard quarter corner of Section 31;
thence S89°50'W, 57 feet;
thence N61°13' E, 1566 feet to the East line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$;
thence S0°55'E, 750 feet to the South line of Section 31;
thence S89°50'W, 1328 feet to the point of beginning.

AND

A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ described as follows:

Beginning at the SE corner of the said NE $\frac{1}{4}$ SE $\frac{1}{4}$;
thence West, 275 feet;
thence Northeasterly along the bank of Tongue River 392.46 feet
to a point on the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;
thence South 280 feet to the point of beginning.

SECTION 32: All that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ SW $\frac{1}{4}$ lying Northwesterly of the State Highway; also that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southeasterly of the center of Tongue River.

EXCEPTING THEREFROM:

(a) A tract of land containing 2.05 acres, more or less, conveyed by Jack M. Milward and Evelyn Anne Milward, his wife, to Hans Kleiber, said tract lying in the NE corner of the SW $\frac{1}{4}$ of Section 32, and being fully described in the deed recorded in Book 37 of Deeds, at Page 1 in the Office of the County Clerk of Sheridan County, Wyoming.

(b) A tract of land conveyed by Jack B. Milward and Evelyn Anne Milward, his wife, to Hans Kleiber, said tract being situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, and being fully described in the deed recorded in Book 36 of Deeds at Page 154, in the Office of the County Clerk of Sheridan County, Wyoming.

(c) A tract of land containing 2.3 acres, more or less, situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, and being fully described as "Third Reservation" in deed from Jack B. Milward and Evelyn Anne Milward, his wife, to William Henry Harrison and Mary Elizabeth Harrison, recorded in Book 43 of Deeds at Page 278 in the Office of the County Clerk of Sheridan County, Wyoming.

(d) Tracts of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, said tracts having been conveyed to School District No. 24 of Sheridan County, Wyoming, and said tracts being fully described in Deeds recorded in Book 132 of Deeds at Page 341, Book 138 of Deeds at Page 413 and Book 140 of Deeds at Page 10 in the Office of the County Clerk of Sheridan County, Wyoming.

(e) A tract of land containing 20 acres, more or less, situate in the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 32 and being described as "Fifth Reservation" in Warranty Deed from Jack B. Milward and Evelyn Anne Milward, his

EXHIBIT A

wife, to William Henry Harrison and Mary Elizabeth Harrison, dated January 3, 1938, and recorded in Book 43 of Deeds at Page 278 in the Office of the County Clerk of Sheridan County, Wyoming.

(f) A tract of land situated in the SW $\frac{1}{4}$ of Section 32 conveyed by Warranty Deed from Thomas W. Scott and Joan D. Scott to Sheridan County School District No. 1, State of Wyoming, dated June 16, 2006, recorded with the office of the Sheridan County Clerk on June 16, 2006, at Book 475, Page 280, Rec. No. 543674, and described as follows:

Commencing at the South quarter corner of said Section 32
(monumented with a GLO Brass Cap, 1937);
thence N36°13'33"W, 1753.50 feet to the point of beginning of
said tract, said point being the SE corner of a tract of land
described in Book 140 of Deeds, Page 10 and lying on the
Southeasterly right-of-way line of U.S. Highway No. 14
(Monumented with a 1½" Aluminum Cap per PLS 2615);
thence S40°23'15"W, 530.00 feet along said Southeasterly right-
of-way line and the Easterly line of a tract of land
described in Book 457 of Deeds, Page 145 to a point;
thence N35°24'01"W, 1025.00 feet to a point;
thence N83°38'45"E, 230.00 feet to a point;
thence N67°32'19"E, 118.00 feet to a point;
thence N62°15'55"E, 172.03 feet to a point;
thence N57°57'49"E, 27.26 feet to a point, said point being the SW
corner of said tract described in Book 140 of Deeds, Page
10;
thence S35°24'01"E, 732.24 feet along the Southwesterly line of
said tract described in Book 140 of Deeds, Page 10 to the
point of beginning of said tract.

Said tract contains 10.05 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).