600981 WARRANTY DEED
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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

WARRANTY DEED

Big Sky Wyoming Properties, LLC, a Montana limited liability company authorized to do business in Wyoming, GRANTOR, of GALLATIN County, State of MONTANA, for and in consideration of Ten ($10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **East Ridge Industrial Park, LLC, a Wyoming limited liability company,** whose address is 82 East Ridge Road, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached Exhibit "A"

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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

WITNESS my hand this 27TH day of February, 2008.

Big Sky Wyoming Properties, LLC

By: William Joseph Sebena Jr
William Joseph Sabena, Jr., Manager

By: Daniel Sebena
Daniel Sebena, Manager

State of WYOMING
)ss
County of SHERIDAN

The foregoing instrument was acknowledged before me by William Joseph Sabina, Jr. and Daniel Sebena, Managers of Big Sky Wyoming Properties, LLC, this 27th day of February, 2008.

Witness my hand and official seal.

CAROLYN A. BYRD - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires July 25, 2011

Carolyn A. Byrd
Notary Public

My Commission Expires 7-25-2011

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Exhibit A

Tract Two (2), Anderson Minor Subdivision, Sheridan County, Wyoming, located in the NW¼ of the SW¼ of Section 25, Township 56 North, Range 84 West of the 6th P.M,, except the following portion:

Commencing at the Northeast corner of said Anderson Minor Subdivision, also accepted as being the West Center 1/16th of said Section 25, per L.S. 567; thence South 45 degrees 19 minutes 36 seconds West, a distance of 42.86 feet to a point on the South right-of-way of KROE Lane; thence along said South right-of-way and parallel to the North line of said subdivision South 89 degrees, 44 minutes 50 seconds West, a distance of 427.48 feet to the true point of beginning of this survey; thence parallel to the East line of said subdivision, South 0 degrees 54 minutes 22 seconds West, a distance of 407.60 feet to a point; thence South 89 degrees 44 minutes 50 seconds West, a distance of 60.01 feet to a point; thence South 0 degrees 54 minutes 22 seconds West, a distance of 361.52 feet to a point; thence South 89 degrees 44 minutes 51 seconds West, a distance of 801.99 feet to a point on the West boundary of said subdivision; thence along said West line, North 0 degrees 10 minutes 31 seconds West, a distance of 349.60 feet to a point; thence North 89 degrees 17 minutes 03 seconds East, a distance of 415.47 feet to a point; thence North 0 degrees 08 minutes 24 seconds West, a distance of 228.19 feet to a point; thence North 89 degrees 44 minutes 50 seconds East, a distance of 200.00 feet to a point; thence North 0 degrees 08 seconds 24 minutes West, a distance of 187.81 feet to a point on the South right-of-way of KROE Lane; thence along said South right-of-way and parallel to the North line of said subdivision, North 89 degrees 44 minutes 50 seconds East, a distance of 260.81 feet to the true point of beginning of this survey.

AND

A tract of land in Tract 1 of the Anderson Minor Subdivision, located in the Southwest Quarter (SW¼) of Section 25, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

Beginning at the northwest corner of said Tract 1; thence along the northerly line of said Tract 1, N89°44'54"E, 427.05 feet to the northeast corner of said Tract 1; thence along the easterly line of said Tract 1, S00°54'22"W, 203.73 feet; thence leaving said easterly line S89°45'54"W, 457.18 feet to the westerly line of said Tract 1; thence along said westerly line, N00°56'32"E, 203.60 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land in Tract 2 of Anderson Minor Subdivision, located the Southwest Quarter (SW¼) of Section 25, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

Beginning at the northwest corner of Tract 1 of said Anderson Minor Subdivision; thence N00°56'32"E, 60.00 feet; thence S89°44'54"W, 60.01 feet; thence S00°56'32"W, 361.52 feet, thence S89°44'55"W, 802.13 feet to the westerly line of said Tract 2; thence along said westerly line, S00°09'53"E, 562.12 feet to the southwest corner of said Tract 2; thence along the southerly line of said Tract 2, said Southerly line also being the center line of the railroad track, through a curve to the left having a radius of 3,858.59 feet, a central angle of 12°41'08" and chord S85°40'57"E, 852.57 feet to the southwest corner of Tract 1 of said Anderson Minor Subdivision; thence along the westerly line of said Tract 1, N00°56'32"E, 981.76 feet to the point of beginning.