

FENCE LINE AGREEMENT

RECORDED JUNE 25, 1998 BK 393 PG 564 NO 288522 RONALD L. DAILEY, COUNTY CLERK

THIS AGREEMENT is made and entered into this 24th day of June, 1998,

by and between Sam Paul Mavrakis and Carol Rose Seidler-Mavrakis, husband and wife, of Sheridan, Wyoming (hereinafter "First Party") and Philip James Kane, III and Vicki G. Kane, husband and wife, also of Sheridan, Wyoming (hereinafter "Second Party").

WITNESSETH:

WHEREAS, First Party owns the lands described on Exhibit "A" attached hereto, and

WHEREAS, Second Party owns the lands described on Exhibit "B" attached hereto, which adjoin those lands described in Exhibit "A", and

WHEREAS, boundary fences have been constructed around the lands described on Exhibits "A" and "B" which boundary fences may not exactly follow the actual legal boundaries of those lands as they are described on Exhibits "A" and "B," and

WHEREAS, the parties hereto wish to make an agreement concerning the use of lands which lie within each party's fences, for the purposes of preventing future claims of adverse possession.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed between the parties as follows:

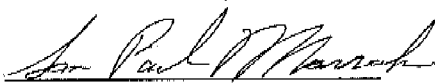
1. The actual property line between the lands owned by each party shall be as described on Exhibits "A" and "B" attached hereto, notwithstanding the location of boundary fences that may now exist or hereafter be constructed on or near such actual property line.
2. Each party hereby grants to the other party a right to use such lands as may lie within the boundary fences of such other party, provided, however, that this right of use shall be limited to grazing and other agricultural uses, and shall not

extend to the construction of buildings, improvements, roads, ditches, mining operations, or any other uses. This right of use may be revoked by either party upon thirty (30) days written notice to that effect.

3. This agreement shall be binding upon the parties hereto, and their respective heirs, successors, personal representatives and assigns.

DATED at Sheridan, Wyoming, this 24th day of June, 1998.

FIRST PARTY



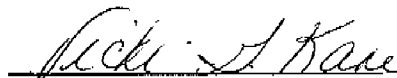
SAM PAUL MAVRAKIS



CAROL ROSE SEIDLER-MAVRAKIS

SECOND PARTY

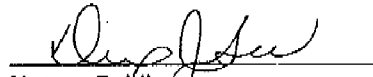

PHILIP JAMES KANE, III


VICKI G. KANE

STATE OF WYOMING)
 : ss.
County of Sheridan)

The foregoing instrument was acknowledge before me this 24th day of June, 1998, by Sam Paul Mavrakis and Carol Rose Seidler-Mavrakis, husband and wife.

WITNESS my hand and official seal.


Notary Public

My Commission Expires: June 25, 1999

STATE OF WYOMING)
 : ss.
County of Sheridan)

The foregoing instrument was acknowledge before me this 23 day of June, 1998, by Philip James Kane, III and Vicki G. Kane, husband and wife.

WITNESS my hand and official seal.


Notary Public

My Commission Expires: August 18, 2000

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EXHIBIT "A"

RECORDED DECEMBER 31, 1991 BK 347 PG 1 NO 98639 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

Guy N. Vineyard and Sheri D. Vineyard, husband and wife, Grantors, of Sheridan County, Wyoming for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is acknowledged, convey and warrant to Carol Rose Seidler, a single person, and Sam Paul Mavrakls, a single person, as joint tenants with full rights of survivorship, Grantees, whose address is 1563 South Thurmond, Sheridan, Wyoming 82801, the following described real property situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A.

Together with all improvements and fixtures situate on the above-described property in their present condition, excepting a horse walker and the antique stove in the utility building, and together with one irrigation pump, two big gun sprinklers, and ten forty-foot sections of pipe, and together with all water, ditch and well rights owned by Grantors and appurtenant to the above-described property.

Subject to all exceptions, reservations, rights-of-way, conveyances, easements, restrictions and rights of record and subject to any discrepancies, conflicts in boundary lines, shortages in area, encroachments, and 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 and subject to a pasture lease with Stan Williams which terminates sixty days after the date of this deed.

DATED this 30th day of December, 1991.

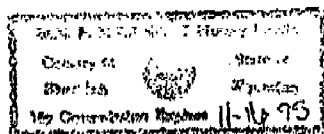
Guy N. Vineyard
GUY N. VINEYARD

Sheri D. Vineyard
SHERI D. VINEYARD

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 30th day of December, 1991, by GUY N. VINEYARD and SHERI D. VINEYARD.

WITNESS my hand and official seal.



[Signature]
Notary Public

My commission expires November 16, 1995

EXHIBIT A.

LEGAL DESCRIPTION

A tract of land located in the W1/2 NW1/4 of Section 4 and the SE1/4 NE1/4 of Section 5, Township 54 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the 1/4 Corner common to said Sections 4 and 5, said point being located in the center of the County Road; thence N.88°15'W., 48 feet; thence N.23°15'E., 215 feet; thence N.29°42'E., 190 feet; thence to a point in the center of Jackson Creek N.1°52'01"W., 48.93 feet; thence following the center of said Jackson Creek N.20°25'33"E., 68.77 feet; thence N.4°38'25"E., 414.59 feet; thence S.78°28'58"E., 32.44 feet; thence N.9°24'20"W., 70.72 feet; thence N.24°31'53"E., 124.23 feet; thence N.36°41'40"W., 22.80 feet; thence N.6°59'18"E., 161.88 feet; thence N.18°40'30"W., 54.18 feet; thence N.9°36'52"E., 83.91 feet; thence leaving said center of Jackson Creek N.17°54'46"W., 41.73 feet to a fence corner; thence on the North side of said Jackson Creek S.86°30'41"E., 354.39 feet to a fence corner which is the NW Corner of a parcel of land known as Tract 1 containing 4.8 acres more or less; thence along a fence which is the West boundary of said Tract 1, S.0°59'41"E., 300.00 feet to the SW Corner of said Tract 1; thence along a fence which is the South boundary of said Tract 1 N.89°59'42"E., 739.27 feet to a point on the State Secondary Highway to Big Horn, Wyoming, said point being N.0°33'W., 1069.04 feet from the SE Corner of said SW1/4 NW1/4 Section 4; thence S.0°33'E., 691.04 feet along the 1/16th line to a point; thence S.75°30'W., 312 feet; thence South 30 feet; thence S.44°36'29"W., 377.18 feet to a point on the South boundary line of said SW1/4 NW1/4, said point being located N.89°52'17"W., 570.6 feet from the SE Corner of said SW1/4 NW1/4; thence S.89°58'54"W., 110.05 feet to a point in the center of said State Highway; thence along said center N.89°56'50"W., 673.63 feet to the point of beginning.

EXCEPTING THEREFROM the following tract of land:

Commencing on the Westerly right of way line of the said Sheridan-Big Horn Highway, said point being N.68°14'E., 1410.9 feet from the W1/4 Corner of said Section 4; thence Northerly along said Westerly right of way line 75.5 feet to a point; thence West 75 feet to a point; thence South 75 feet to a point; thence East 87 feet to the point of beginning.

SDH
GAV.

EXHIBIT "B"

RECORDED JANUARY 10, 1994 BK 363 PG 384 NO 158063 RONALD L. DAILEY, COUNTY CLERK
WARRANTY DEED

Guy N. Vineyard and Sheri D. Vineyard, husband and wife, Grantors, of Sheridan County, Wyoming for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is acknowledged, convey and warrant to Philip James Kane, III and Vicki G. Kane, husband and wife, as tenants by the entireties, Grantees, whose address is 133 West Whitney, Sheridan, Wyoming 82801, the following described real property situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A.

Together with all improvements and fixtures situate on the above-described property, in their present condition, and together with all of Grantors' interest in West Side Ditch Company.

Subject to all exceptions, reservations, rights-of-way, conveyances, easements, restrictions and rights of record and subject to any discrepancies, conflicts and boundary lines, shortages in area, encroachments and 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 and subject to any special improvement district and any assessments and obligations arising from inclusion of the subject property in the Sheridan Area Water Project.

DATED this 23rd day of March, 1993.

Guy N. Vineyard
 GUY N. VINEYARD

Sheri D. Vineyard
 SHERI D. VINEYARD

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 23rd day of March, 1993, by Guy N. Vineyard and Sheri D. Vineyard, husband and wife.

Helen M. Baxby	
WITNESS my hand and official seal.	
County of Sheridan	Notary of Wyoming
My My Commission Expires 1994	

Helen M. Baxby
 Notary Public
 9-18-94

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

A tract of land located in the NW1/4 NW1/4 (Lot 4) of Section 4 and the NE1/4 NE1/4 (Lot 1) of Section 5, Township 54 North, Range 84 West, of the 8th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located S0°15'E, 841.74 feet from a brass cap at the NW Corner of said Section 4;
Thence S68°54'47"E, 883.86 feet to a point;
Thence S17°30'W, 158.83 feet to a point on the Southerly fence line of said NW1/4 NW1/4 of Section 4;
Thence along said Southerly line, S89°41'07"W, 169.49 feet to a point;
Thence N86°30'41"W, 354.39 feet along the North side of Jackson Creek to a fence corner;
Thence S17°54'46"E, 25.49 feet to a point on the said Southerly line;
Thence S89°34'07"W, 259.44 feet along said Southerly line to a point;
Thence S89°40'29"W, 562.23 feet to a point;
Thence leaving said Southerly line, N21°35'11"E, 560.89 feet to a point;
Thence S87°23'24"E, 280.79 feet to a point;
Thence S68°54'47"E, 84.99 feet to the point of beginning.

PARCEL 2

A tract of land situated in the NE1/4 NE1/4 (Lot 1) of Section 5, Township 54 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which is S23°04'45"W, 1434.82 feet from the NE Corner of said Section 5;
Thence N0°00'19"E, 530.96 feet;
Thence S87°23'24"E, 208.52 feet;
Thence S21°35'11"W, 560.89 feet to the point of beginning.

570

PARCEL 3

A tract of land situated in the SW1/4 NW1/4 of Section 4 and the SE1/4 NE1/4 of Section 5, Township 54 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at the SW Corner of the said SE1/4 NE1/4 of Section 5 (said point being also located in the center of a county road);
Thence NORTH along the West boundary of said SE1/4 NE1/4 1328 feet to the NW Corner of said SE1/4 NE1/4;
Thence S89°51'28"E along the North boundary of said SE1/4 NE1/4 1572.88 feet to a point on the North boundary of said SW1/4 NW1/4 of Section 4;
Thence to the center of Jackson Creek S17°54'46"E, 16.33 feet to a point;
Thence S8°36'52"W, 53.91 feet to a point;
Thence S16°40'30"E, 54.18 feet to a point;
Thence S6°09'18"W, 161.96 feet to a point;
Thence S38°41'40"E, 22.60 feet to a point;
Thence S24°31'53"W, 124.23 feet to a point;
Thence S9°24'20"E, 70.72 feet to a point;
Thence N78°28'56"W, 32.44 feet to a point;
Thence S4°38'25"W, 414.59 feet to a point;
Thence S20°25'33"W, 68.77 feet to a point;
Thence leaving said Jackson Creek S1°52'01"E, 46.93 feet to a point;
Thence S29°42'W, 190 feet to a point;
Thence S23°15'W, 215 feet to a point on the South boundary of said SE1/4 NE1/4, (said point being located N88°15'W, 48 feet, more or less, from the E1/4 of said Section 5);
Thence N88°15'W, 1272 feet more or less to the point of beginning.

EXCEPTING THEREFROM the following described tract:

Beginning at the SW Corner of the said SE1/4 NE1/4 (said point being located in the center of a county road);
Thence NORTH along the West boundary of said SE1/4 NE1/4 200 feet;
Thence S88°39'E, 250 feet to a point;
Thence SOUTH 200 feet to the South line of said SE1/4 NE1/4;
Thence N88°39'W, 250 feet to the point of beginning.