

WARRANTY DEED

Alvie A. Gwathney, Sr. and Margaret A. Gwathney, husband and wife, GRANTOR(S), of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), **Woodland Creek Estates, LLC, a Wyoming limited liability company,** whose address is 4746 Coffeen Avenue, 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:

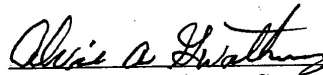
See Attached Exhibit "A"

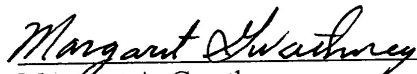
Together with all water, water rights, ditch and ditch rights, and other irrigation rights owned by Seller or appertaining to the above described lands.

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 our hand(s) this 15 day of May, 2007.

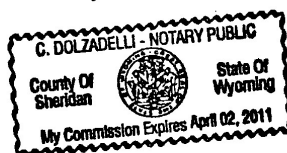

Alvie A. Gwathney, Sr.

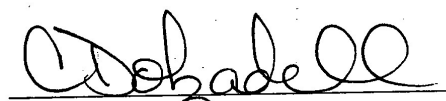

Margaret A. Gwathney

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Alvie A. Gwathney, Sr. and Margaret A. Gwathney, this 15 day of may 2007.

Witness my hand and official seal.




Notary Public

My Commission Expires: 4-2-2011

EXHIBIT "A"

A tract of land situated in the NW1/4NW1/4 of Section 14, T55N, R84W, of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:

Beginning at a point which is 30 feet West of and 631 feet South of the Northeast corner of said NW1/4NW1/4; thence West 255.5 feet to a point; thence North 182 feet to a point; thence West 374.5 feet to a point; thence South 307 feet to a point; thence East 630 feet to a point; thence North 125 feet, more or less to the point of beginning.

Also a tract of land situated in said NW1/4NW1/4 of said Section 14, described as follows:

Beginning at a point 449 feet South of the Northeast corner of said NW1/4NW1/4 and 404 feet West of the East line of said NW1/4NW1/4; thence North 56 feet to a point; thence West 271 feet to a point; thence South 56 feet to a point; thence East 271 feet to the point of beginning.

EXCEPTING FROM THE FOREGOING THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

Beginning at the NW corner of the property described as 4690 Coffeen Avenue, Sheridan, Wyoming (which was described in that Surveyor's Certificate of Ronald W. Prestfeldt dated June 24, 1991, as the South 56 feet of the North 449 feet of the East 389 feet of the NW1/4NW1/4 of Section 14, Township 55 North, Range 84 West of the Sixth P.M., Sheridan County, Wyoming), thence due West 30' to the original fence corner, thence due South 56', thence due East 30', and thence due North 56' to the point of beginning.