

WARRANTY DEED

NORTH SHERIDAN LAND COMPANY, LLC, a Wyoming flexible limited liability company of 237 North Main St., Ste. 200, Sheridan, WY 82801, **GRANTORS**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** to Clayton P. Rosenlund and Amanda J. Rosenlund, Husband and Wife as tenants by the entireties, of 1136 Emerson, Sheridan, WY 82801, **GRANTEES**, the following described real estate situate in Sheridan County, Wyoming, to-wit:

A Tract of land hereafter known as NORTH RIM RACHETTES, TRACT 1, located in Sheridan County, State of Wyoming and more particularly described as set forth in the attached Exhibit A description and record of survey. Said Exhibit A is expressly incorporated herein by reference.

Said tract contains 35.5 acres of land, more or less, as described in Exhibit A and is otherwise conveyed:

a. Together with all improvements, fixtures, hereditaments and appurtenances thereto belonging or in anywise appertaining;

b. Subject to the express building envelope restriction stated in paragraph 3, page 3 of the Second Amended Covenants, recorded on April 1, 2009 at Book 504, Page 554 of the official records of the Sheridan County Clerk and Recorder ("Covenants"). The expressly designated building envelope for this TRACT 1 is described and illustrated on the attached and incorporated Exhibit B. Residential construction on the property fully consistent with the requirements and restrictions set out in the Covenants shall only take place within the distinct building envelope area delineated as such on the attached Exhibit B and otherwise fully subject to all applicable Sheridan County zoning and building regulations; and,

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

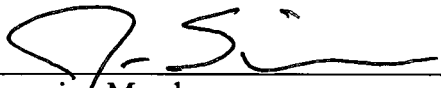
Fully releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

By accepting delivery of this Deed, and consistent with the underlying purchase agreement, Grantees hereby expressly and fully waive and release Grantor from any and all disclosures, requirements, rights or claims otherwise available to them in any way or on any basis pursuant to W.S. § 34-1-151 (LexisNexis 2007 as amended).



WITNESS my hand on this 6th day of February 2012.

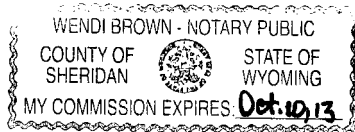
NORTH SHERIDAN LAND COMPANY, LLC

By: 
 Its Managing Member

STATE OF WYOMING)
)
 COUNTY OF SHERIDAN)

The above instrument was acknowledged before me this 6th day of February, 2012 by Jason Spielman in his capacity as Managing Member of North Sheridan Land Company, LLC, a flexible Wyoming limited liability company.

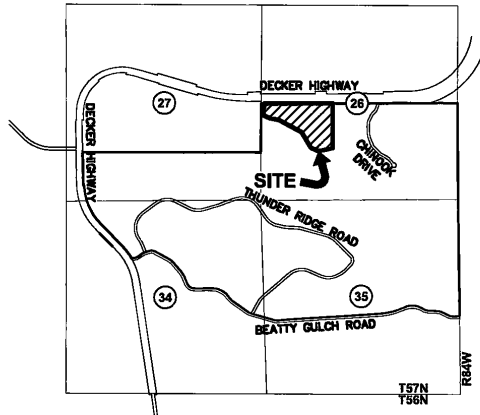
Witness my hand and official seal.



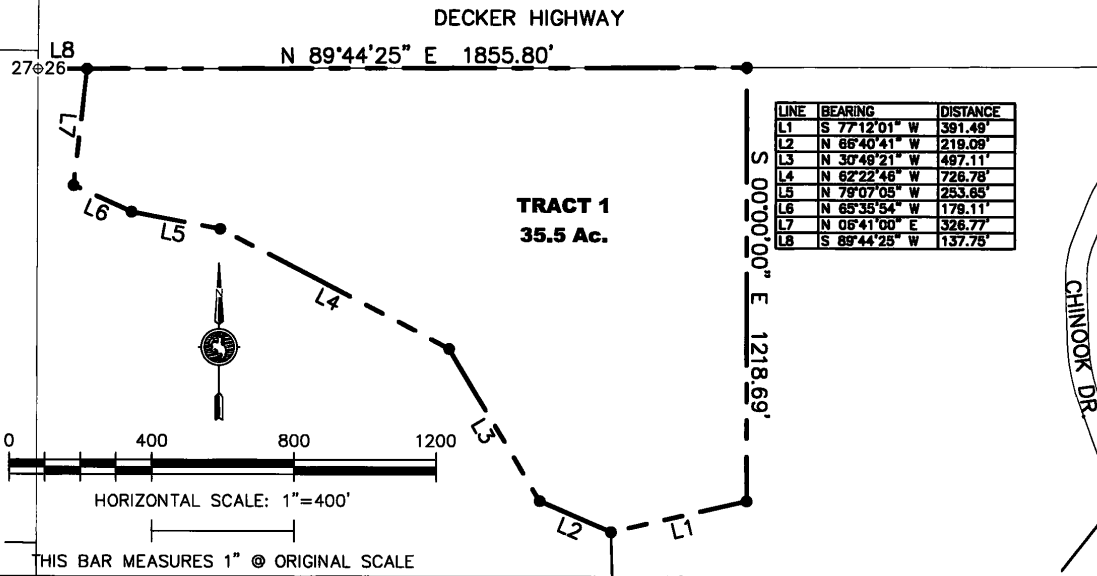
Wendi Brown
 Notary Public

My commission expires: Oct. 10, 13

EXHIBIT A
TRACT 1
NORTH RIM RANCHETTES



LOCATION MAP



TRACT 1, NORTH RIM RANCHETTES

A TRACT OF LAND LOCATED IN THE NWSW 1/4 SECTION 26, TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

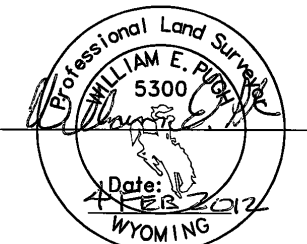
BEGINNING AT A POINT BEING MONUMENTED BY A 2" ALUMINUM CAP ON A 5/8" REBAR AND SAID POINT BEING ON THE SOUTHERN R.O.W. LINE OF DECKER HIGHWAY, SAID POINT IS LOCATED N 89°44'25" E, 137.75' FROM THE WEST 1/4 CORNER OF SECTION 26, TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING BEING MONUMENTED BY A 2" BRASS CAP;

THENCE ALONG SAID R.O.W. LINE, N 89°44'25" E, 1855.80' TO A REBAR AND ALUMINUM CAP;
LEAVING SAID R.O.W. LINE, THENCE S 00°00'00" E, 1218.69' TO A REBAR AND ALUMINUM CAP;
THENCE S 77°12'01" W, 391.49' TO A REBAR AND ALUMINUM CAP;
THENCE N 66°49'41" W, 219.09' TO A REBAR AND ALUMINUM CAP;
THENCE N 30°49'21" W, 497.11' TO A REBAR AND ALUMINUM CAP;
THENCE N 62°22'46" W, 726.78' TO A REBAR AND ALUMINUM CAP;
THENCE N 79°07'05" W, 253.65' TO A REBAR AND ALUMINUM CAP;
THENCE N 65°35'54" W, 179.11' TO A REBAR AND ALUMINUM CAP;
THENCE N 06°41'00" E, 326.77' TO THE SAID POINT OF BEGINNING,

SAID DESCRIBED BOUNDARY HAVING AN AREA OF 35.5 ACRES.

CERTIFICATE OF SURVEY

I, WILLIAM E. PUGH, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM NOTES TAKEN DURING A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION DURING JANUARY 2012.



UNLESS SIGNED, SEALED AND DATED THIS SURVEY IS PRELIMINARY.

EXHIBIT A
TRACT 1
NORTH RIM RANCHETTES

SCALE: 1"=400'

DATE: 1/19/12

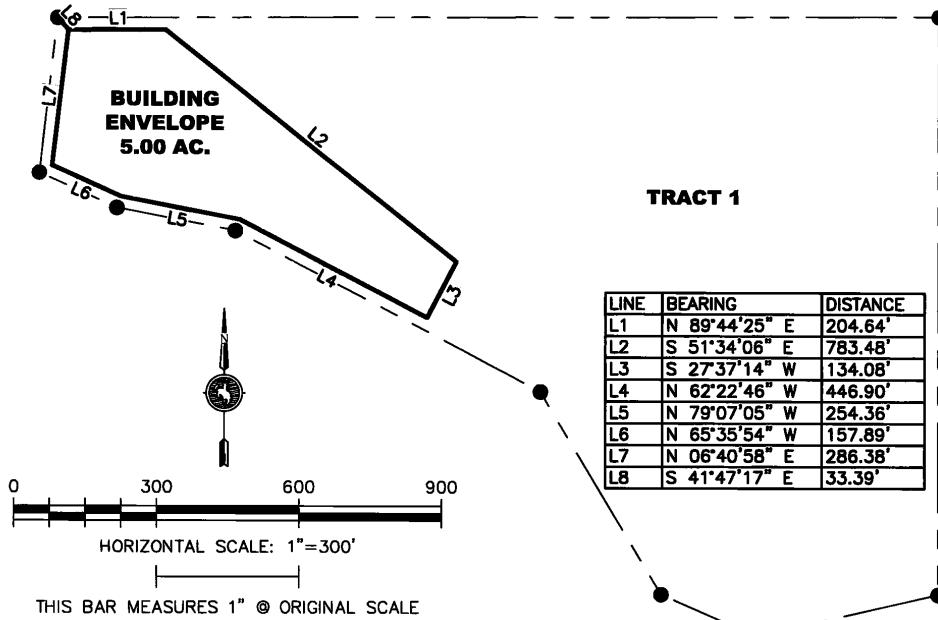


ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. • Sheridan, WY 82801 • (307) 672-1711
400 South Miller Ave. • Gillette, WY 82715 • (307) 682-1141

PROJECT NO.
S12002

SHEET NO.
1

EXHIBIT B
TRACT 1 BUILDING ENVELOPE
NORTH RIM RANCHETTES



TRACT 1, BUILDING ENVELOPE
NORTH RIM RANCHETTES

THE FOLLOWING DESCRIBED BUILDING ENVELOPE, BEING A PROTION OF TRACT 1, NORTH RIM RANCHETTES AND MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED S 41°47'17" E, 33.39' FROM THE NORTHWEST CORNER BEING MONUMENTED BY A REBAR AND CAP OF TRACT 1 OF NORTH RIM RANCHETTES;
 THENCE N 89°44'25" E, 204.64' TO A POINT;
 THENCE S 51°34'06" E, 783.48' TO A POINT;
 THENCE S 27°37'14" W, 134.08' TO A POINT;
 THENCE N 62°22'46" W, 446.90' TO A POINT;
 THENCE N 79°07'05" W, 254.36' TO A POINT;
 THENCE N 65°35'54" W, 157.89' TO A POINT;
 THENCE N 06°40'58" E, 286.38' TO THE POINT OF BEGINNING.

SAID DESCRIBED BOUNDARY HAVING AN AREA OF 5.00 ACRES.

EXHIBIT B
TRACT 1 BUILDING ENVELOPE
NORTH RIM RANCHETTES

SCALE: 1"=300'

DATE: 2/2/12



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