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Warranty Deed

Hitt Properties LLC, P.O. Box 743, Gillette, Wyoming 82717, hereinafter GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged does Grant and Convey and Warrant to the City of Gillette, Wyoming, a municipal corporation and city of the first class, hereinafter CITY or GRANTEE, of 201 East Fifth Street, Box 3003 Gillette, Wyoming, 82717 the following described real estate, situate in Campbell County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

DESCRIPTION

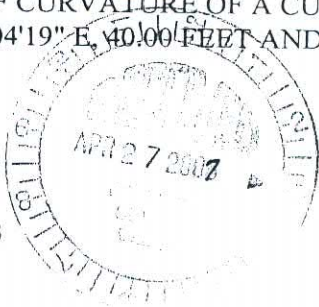
A tract of land in the Northeast ¼ of the Southwest ¼ of Section 3, Township 49 North, Range 72 West, of the Sixth P.M., Campbell County, Wyoming, as shown on the attached two page Exhibit A, being more particularly described as follows:

AN 80-FOOT RIGHT OF WAY WITH 40 FEET LYING ON BOTH SIDES OF A CENTERLINE LYING IN THE NE1/4SW1/4 OF SECTION 3, T.49N., R.72W. OF THE SIXTH P.M., CAMPBELL COUNTY, WYOMING. SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 3, WHICH BEARS S 00°07'09" W, 5375.37 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 3, THE BASIS OF BEARING FOR THIS DESCRIPTION.

THENCE N 46°19'50" E, 3644.41 TO THE TRUE POINT OF BEGINNING LYING ON THE BOUNDARY OF WESTERN WAY DEVELOPMENT, PHASE I, SAID POINT IS ALSO LYING ON THE RECORD CENTERLINE OF THE EXISTING SHOSHONE AVENUE, SAID POINT IS WITNESSED BY A "CAP" SET N 00° 04'19" E, 40.00 FEET AND A "CAP" SET S 00°04'19" W, 40.00 FEET;

THENCE N 89°55'41" W, 52.69 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT WITNESSED BY A "CAP" SET N 00°04'19" E, 40.00 FEET AND A "CAP" SET S 00°04'19" W, 40.00 FEET;



THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 267.88 FEET (RADIUS IS 890.24 FEET, CHORD BEARS S 81°27'06" W, 266.87 FEET) TO A POINT WITNESSED BY A "CAP" SET N 17°10'08" W, 40.00 FEET AND A "CAP" SET S 17°10'08" W, 40.00 FEET;

THENCE S 72°49'52" W, 215.51 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT WITNESSED BY A "CAP" SET N 17°10'08" W, 40.00 FEET AND A "CAP" SET S 17°10'08" E, 40.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 267.61 FEET (RADIUS IS 890.24 FEET, CHORD BEARS S 81°26'34" W, 266.60 FEET) TO A POINT WITNESSED BY A "CAP" SET N 00°03'16" E, 40.00 FEET AND A "CAP" S 00°03'16" W, 40.00 FEET; THENCE N 89°56'44" W, 321.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT WITNESSED BY A "CAP" SET N 00°03'16" E, 40.00 FEET AND A "CAP" SET S 00°03'16" W, 40.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 194.07 FEET (RADIUS IS 890.24 FEET, CHORD BEARS N 83°42'02" W, 193.68 FEET) TO A POINT LYING ON THE WEST LINE OF SAID NE ¼ OF THE SW ¼ WITNESSED BY A "CAP" SET N 00°08'14" E, 41.00 FEET AND A "CAP" SET S 00°08'14" W, 40.91 FEET, SAID POINT BEING THE END OF SAID CENTERLINE. SAID POINT BEARS S 00°08'14" W, 315.94 FEET FROM A 2"PIPE MARKING THE CENTER-WEST 1/16 CORNER OF SAID SECTION 3.

SAID CENTERLINE IS 1319.56 FEET LONG MORE OR LESS AND ENCOMPASSES 2.42 ACRES MORE OR LESS.

EACH "CAP" IS A 1-1/2" ALUMINUM CAP STAMPED PE&LS 2395 AND MOUNTED ATOP A NO. 5x24" REBAR, STAMPED "ROW".

In addition, Grantor grants to Grantee a temporary construction easement of 20 feet on both sides of the land described above.

Subject to all easements, reservations, surface use agreements, restrictions and encumbrances of record. Reserving unto Grantor, all oil and gas, and other minerals and mineral rights existing under said above lands and premises or appurtenant thereto, together with the right to enter upon said lands to explore for and produce the same, in any manner not inconsistent with the operation and maintenance of Grantee's city street and right of way as constructed within the lands deeded herein.

DATED THIS 19 day of April, 2007.

Grantor:



Bruce L. Hitt, Managing Member of Hitt Properties, LLC

STATE OF WYOMING)
) ss.
County of Campbell)

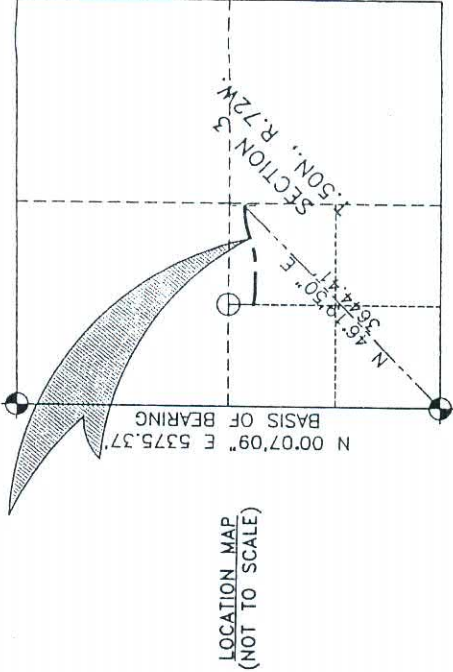
The above and foregoing instrument was acknowledged before me by and through Bruce L. Hitt, Managing Member of Hitt Properties, LLC this 19 day of April, 2007.
Witness my hand and official seal.

My Commission Expires: Joseph E. Hallock
 Notary Public

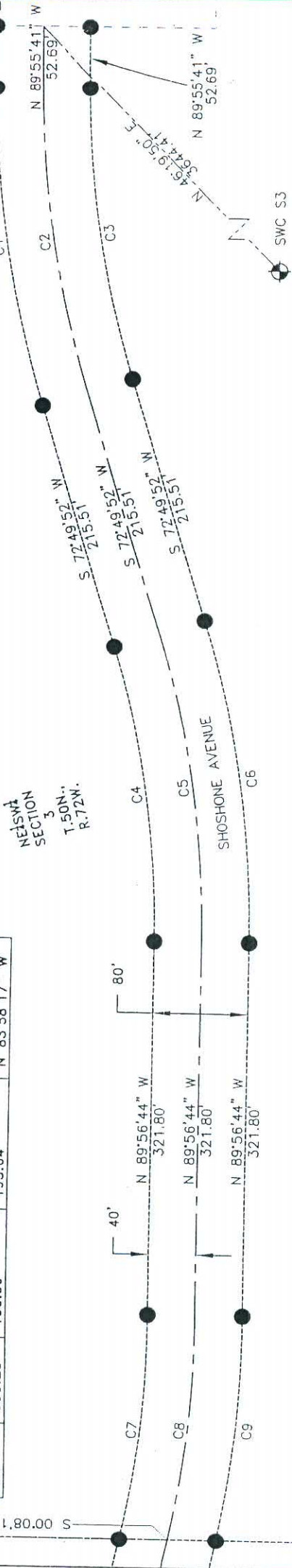


EXHIBIT A
RIGHT OF WAY FOR SHOSHONE AVENUE, NE1SW1
OF SECTION 3, T.49N., R.72W. OF THE SIXTH P.M.,
CAMPBELL COUNTY, WYOMING.

- LEGEND
- 1 1/2" ALUMINUM CAP STAMPED PE&LS 2395 STAMPED "ROW"
 - U.S.G.L.O. BRASS CAP
 - 2" PIPE
 - SECTION LINE
 - QUARTER LINE
 - SIXTEENTH LINE
 - PROPOSED CENTERLINE
 - PROPOSED R.O.W.
 - PROPERTY BOUNDARY
 - SECTION TIE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	850.23'	255.84'	254.88'	S 81°27'06" W
C2	890.24'	267.88'	266.87'	S 81°27'06" W
C3	930.25'	279.92'	278.87'	S 81°27'06" W
C4	850.23'	255.58'	254.62'	S 81°26'34" W
C5	890.24'	267.61'	266.60'	S 81°26'34" W
C6	930.25'	279.64'	278.59'	S 81°26'34" W
C7	850.23'	194.16'	193.73'	N 83°24'13" W
C8	890.24'	194.07'	193.68'	N 83°42'02" W
C9	930.25'	193.99'	193.64'	N 83°58'17" W



Prepared By: REV1/17/07 06676 EXHIBIT SHEET 1
BEARLODGE LTD., INC.
Consulting Engineers & Land Surveyors
P.O. Box 130, 420 Cleveland St., Sundance, WY 82729 (307)283-3633

EXHIBIT
RIGHT OF WAY FOR SHOSHONE AVENUE, N.E.1/4
OF SECTION 3, T.49N., R.72W., OF THE SIXTH P.M.,
CAMPBELL COUNTY, WYOMING.

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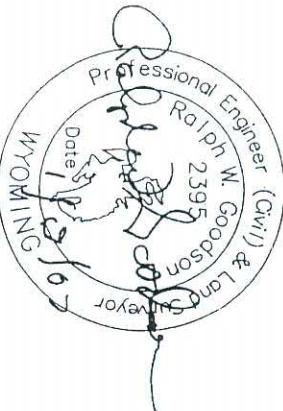
SHEET 2 OF 2

STATE OF WYOMING } ss.
Campbell County
27th day of April
Filed for record this 27th day of April
A.D., 2007 at 3:28 o'clock P M. and recorded
in Book 2253 of Photos RECORDED
on page 674-678 Fees \$ 20.00 INDEXED
CHECKED
Susan Gunders 891234
County Clerk and Ex-Officio Register of Deeds
By Deputy

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Crook) §

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision in Oct. & Nov, 2006 and that that survey is accurately represented hereon.



Prepared By: BEARLIDGE LTD., INC.
Consulting Engineers & Land Surveyors
P.O. Box 130, 420 Cleveland St., Sundance, WY 82729 (307)283-3633
REV. 1/17/07 06676 EXHIBIT SHEET 1