

WARRANTY DEED TO JOINT TENANTS

in consideration of the sum of Ten and More Dollars (\$10&MORE) lawful money of the United States of America to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey, warrant and confirm unto the said parties of the second part, as JOINT TENANTS AND TO THE SURVIVOR OF SAID NAMED JOINT TENANTS, (and not as tenants in common) and to the heirs and assigns of such survivor forever, the hereinafter described real estate situated in the County of Sheridan, State of Montana, to-wit:

TOWNSHIP 36 NORTH, RANGE 52 EAST MPM

Section 1: NW/4SW/4, S/2SW/4, that part of NE/4SW/4 south of railroad right-of-way, that part of the SW/4NW/4 south of railroad right-of-way

Section 12: W/2

TOWNSHIP 36 NORTH, RANGE 53 EAST MPM

Section 9: SW/4SE/4, SW/4SE/4SE/4, W/2W/2SE/4SE/4SE/4, NW/4SE/4SE/4, except therefrom a strip of land in the S/2SE/4 described by metes and bounds as follows: Beginning at the Northeast corner of the southeast quarter of the southeast quarter, thence due west on the forty line a distance of seven-hundred-fifty-five feet (755'), thence due south two-hundred feet (200'), thence due east seven-hundred-fifty-five (755'), thence due north two-hundred feet (200') to the point of beginning, exception containing about three and a half (3 1/2) acres.

Excepting and reserving, however, unto seller, and to their heirs and assigns forever, all of the oil, gas and other minerals in and under the said real property owned by the said seller as of the execution of this Warranty Deed to Joint Tenants, together

with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing such lands for oil, gas and other minerals.

Subject to reservations contained in patents, easements, covenants, and restrictions of record.

Together with all and singular the hereinbefore described premises, all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging, to have and to hold, all and singular the above mentioned and described premises unto the said parties of the second part, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants, against all acts and deeds of the said parties of the first part, and all and every person and persons whomsoever lawfully claiming or to claim the same.

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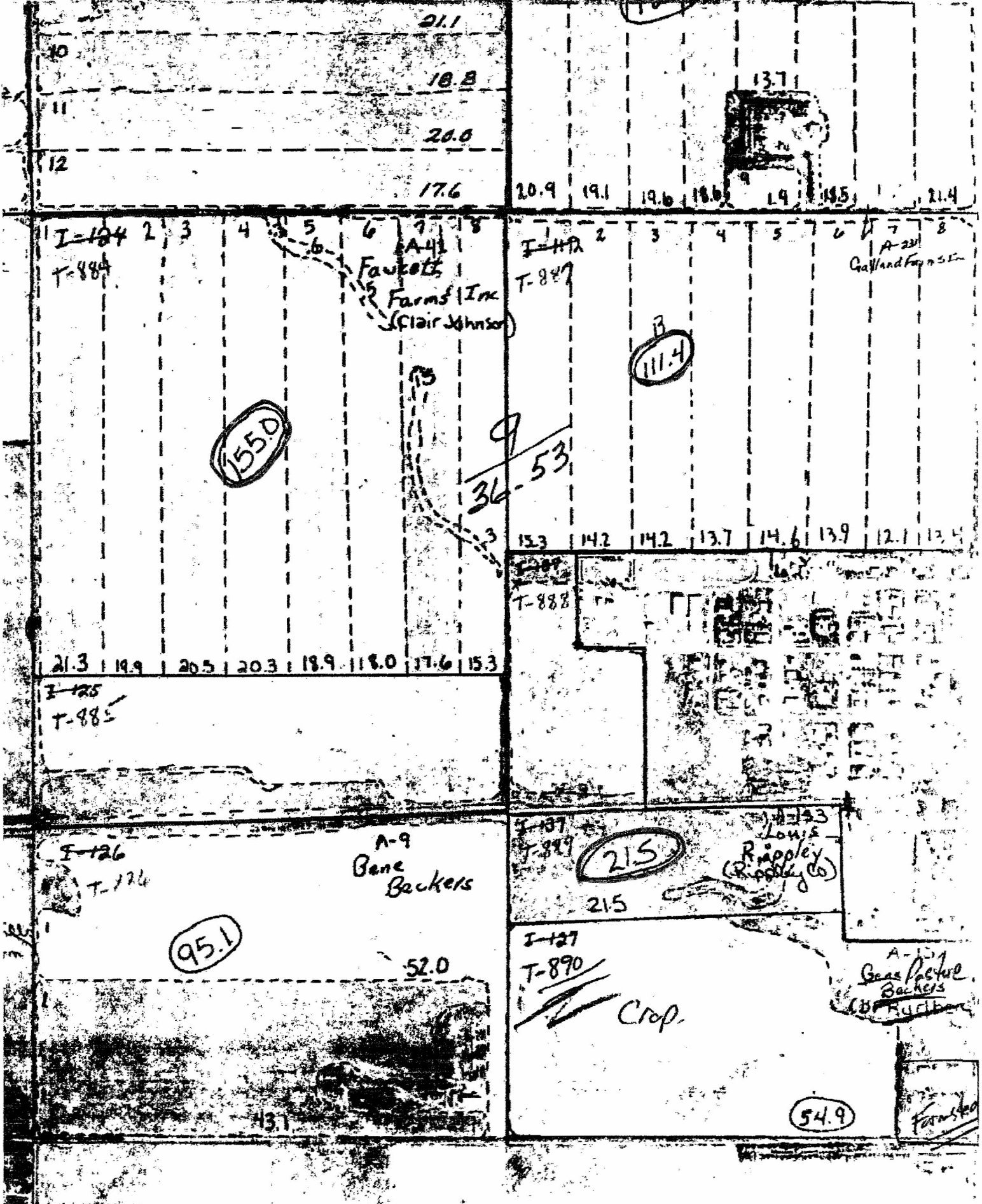
and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above given

(Notary Seal)



Marcia Markwood
NOTARY PUBLIC, STATE OF CALIFORNIA
RESIDING AT Crestine, CALIFORNIA
MY COMMISSION EXPIRES March 18, 1991



NOT TO SCALE

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