

STATE OF MONTANA,

County of Beaverhead

Filed for record this 1st day of May 1996 at 10:25 clock P. M. and
 Recorded in Book 283 of Deeds on Page 180 of the Records of County of Beaverhead,
 State of Montana. John B. McCollum Clerk and Recorder By John B. McCollum

NO. 9 - WARRANTY DEED - SHORT FORM - PHOTO \$18.00

This Indenture, Made the 8th day of May
 A. D. one thousand nine hundred and eighty-four
 BETWEEN RONALD A. WOLFE and KATHLEEN A. WOLFE, husband and wife,
 Route 2, Box 3400 Red Lodge, Montana, parties of the FIRST PART
 and JOHN B. McCOLLUM & NANCY C. McCOLLUM, Trustees of JOHN B. McCOLLUM
 D.D.S., A PROFESSIONAL CORPORATION, PENSION PLAN & PROFIT SHARING
 PLAN, parties of the SECOND PART;

WITNESSETH, that the said parties of the FIRST PART, for and in consideration of the
 sum of TEN & NO/100th and other valuable consideration -- Dollars (\$10.00) lawful
 money of the United States of America to them in hand paid by said 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, and to
 their heirs and assigns forever, the hereinafter described real estate situated in the city or town of
Red Lodge, County of Beaverhead, and State of
 Montana, to-wit: See Exhibit "A" attached hereto and by this
 reference incorporated herein.

TOGETHER with all and singular the hereinbefore described premises together with all tenements, heredita-
 ments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, re-
 mainder 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 appur-
 tenances thereto belonging, TO HAVE AND TO HOLD, all and singular the above mentioned and described prem-
 ises unto the said parties of the SECOND PART, and to their heirs and assigns forever.
 And the said parties of the FIRST PART, and their heirs, do hereby covenant that
 they will forever WARRANT and DEFEND all right, title and interest in and to the said premises and the quiet
 and peaceable possession thereof, unto the said parties of the SECOND PART their heirs and assigns, against
 all acts and deeds of the said parties of the FIRST PART, and all and every person and persons whom-
 ever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said parties of the FIRST PART have here-
 unto set their hands and seals the day and year first hereinafore written.

Signed, Sealed and Delivered in
 the presence of

Ronald A. Wolfe (SEAL.)
Kathleen A. Wolfe (SEAL.)
 (SEAL.)
 (SEAL.)

STATE OF MONTANA,

County of Beaverhead

On this 8th day of May in the year nineteen hundred and
eighty-four before me the undersigned, a Notary Public
 for the State of Montana, personally appeared RONALD A. WOLFE & KATHLEEN A.
 WOLFE, husband and wife,

known to me.

(or proved to me on oath of)

to be the persons whose names are subscribed to the within instrument and acknowledged to me
 that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial
 Seal the day and year first above written.

John B. McCollum
 Notary Public for the State of Montana.

Residing at Dillon MTMy Commission expires Nov 3, 1995

EXHIBIT "A"

In Beaverhead County, Montana:

Tracts 7 and 8 of Homestead Entry Survey 478 located in Sections 4 and 5, Township 15 South, Range 9 West, Principal Meridian, Montana, and more particularly described as follows:

Tract 7, located in Sections 4 and 5:

Beginning at corner No. 1 of said H.E.S. No. 478; thence S. 30°28' W., along Northwest boundary of said H.E.S. No. 478 a distance of 662.80 feet to the true point of beginning; thence S. 59°17' E., a distance of 1,313.53 feet to a point on the Southeast boundary of said H.E.S. No. 478; thence S. 30°41' W., along the Southeast boundary of said H.E.S. 478 a distance of 664.01 feet; thence N. 59°17' W., a distance of 1,311.02 feet to a point on the Northwest boundary of said H.E.S. No. 478 a distance of 664 feet to the true point of beginning, containing 20.00 acres more or less and all according to the plat of said Survey prepared by RICHARD A. AINSWORTH under date of April 1, 1973, but subject to a right of way for present and future owners (and their invitees) of all tracts in Homestead Entry Surveys Nos. 474 and 478 on the road across said tract as said road exists in 1973.

Tract 8, located in Section 4:

Beginning at corner No. 1 of said H.E.S. No. 478; thence S. 59°17' E., along Northeast boundary of said H.E.S. No. 478 a distance of 1,316.04 feet to corner No. 2 of said H.E.S. No. 478; thence S. 30°41' W., along Southeast boundary of said H.E.S. No. 478 a distance of 662.80 feet; thence N. 59°17' W., a distance of 1,313.53 feet to a point on the Northwest boundary of said H.E.S. No. 478; thence N. 30°28' E., along Northwest boundary of said H.E.S., No. 478 a distance of 662.80 feet to the true point of beginning, containing 20.00 acres more or less and all according to the plat of said survey prepared by RICHARD A. AINSWORTH under date of April 1, 1973, but subject to a right of way for present and future owners (and their invitees) of all tracts in Homestead Entry Surveys Nos. 474 and 478 on the road across said tract as said road exists in 1973.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, including all buildings, fences and other improvements thereon, 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 as in law as in equity, of the said Seller, of, in or to the said lands and premises and every part and parcel thereof, with the appurtenances thereto belonging.

ALSO TOGETHER WITH all water, water rights, ditches and ditch rights belonging thereto or used in connection therewith or originally pertaining thereto.

ALSO TOGETHER WITH one-half (1/2) Sellers' interest in and to all oil, gas, coal and other minerals which Sellers now own in and

EXHIBIT "A" (cont.)

under said lands and that may be produced from the above-described lands; and one-half (½) of Sellers' interest in all rentals of said lands for the production and exploration of oil, gas, coal or other minerals

BUT SUBJECT, HOWEVER, to any and all easements existing in, over or upon such real property or any part thereof whether or not appearing of record, and SUBJECT ALSO to any and all reservations and exceptions set out and contained in any patent, deed or other instrument of record, including any and all reservations of minerals, oil and gas saved and produced from said real property, heretofore reserved by the predecessors in interest of Seller.

Deed Reference Book 231, pages 707-709