

DEED OF CONVEYANCE

THIS CONVEYANCE, made this 1st day of March, 2005, between **PETROTOMICS COMPANY**, a Delaware corporation, (hereinafter the "Grantor"), whose address is 6001 Bollinger Canyon Road, Building K, Room 2008, San Ramon, CA 94583-2324, and the **UNITED STATES OF AMERICA**, of Washington, DC (hereinafter the "Grantee"), consists of three sections.

1. **Section 1: Conveyance with General Warranty of Title.** For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants, conveys, and warrants unto the Grantee the following described real property (hereinafter the "Subject Lands"):

Parcel I

A tract of land located in Sections 32 and 33, Township 28 North, Range 78 West, 6th Principal Meridian, and in Sections 3, 4, 5, 8, 9, and 10, Township 27 North, Range 78 West, 6th Principal Meridian, Carbon County, Wyoming, more particularly described as follows:

Beginning at the NW corner of Section 3, T27N, R78W (Point 1, 614715.32N, 811724.93E), this being the point of beginning; thence N89°33'24"E, 1102.21 ft. (Point 2, 614723.85N, 812827.11E) along the north section line; thence S1°21'41"E, 1620.76 ft. (Point 3, 613103.55N, 812865.61E); thence S1°22'39"E, 1408.25 ft. (Point 4, 611695.70N, 812899.46E); thence S88°40'34"W, 435.28 ft. (Point 5, 611685.65N, 812464.30E); thence N00°00'30"E, 41.10 ft. (Point 6, 611726.74N, 812464.31E); thence S88°38'36"W, 187.13 ft. (Point 7, 611722.31N, 812277.23E); thence S1°22'E, 1321.85 ft. (Point 8, 610400.84N, 812308.76E); thence S1°22'13"E, 157.67 ft. (Point 9, 610243.22N, 812312.53E); thence S78°44'07"E, 34.86 ft. (Point 10, 610236.41N, 812346.72E); thence S1°19'59"E, 306.45 ft. (Point 11, 609930.04N, 812353.85E); thence S11°15'53"W, 256.67 ft. (Point 12, 609678.31N, 812303.71E); thence S11°16'28"W, 942.81 ft. (Point 13, 608753.69N, 812119.38E), to a point in Section 10; thence S15°19'19"W, 354.90 ft. (Point 14, 608411.40N, 812025.60E); thence S88°37'24"W, 982.28 ft. (Point 15, 608387.80N, 811043.60E), to a point in Section 9; thence S67°11'49"W, 1000.61 ft. (Point 16, 608000.00N, 810121.20E); thence due West 121.20 ft. (Point 17, 608000.00N, 810000.00E), which is the old SE corner of the NRC area; thence due West 2333.75 ft. (Point 18, 608000.00N, 807666.25E); thence N83°31'21"W, 4243.34 ft. (Point 19, 608478.70N, 803450.00E), to a point in Section 8; thence due North 7792.11 ft. (Point 20, 616270.81N, 803450.00E), to a point in Section 32; thence due East 3004.07 ft. (Point 22, 616270.81N, 806454.07E), to a point on the 32/33 Section line; thence N89°11'02"E, 1327.53 ft. (Point 23, 616289.72N, 807781.47E) to the NE corner of the S½S½NW¼SW¼ Sec. 33, T28N, R78W, 6th P.M.; thence S00°07'57"W, 1656.54 ft. (Point 24, 614633.19N, 807777.64E) to the SE corner of SW¼SW¼ Sec. 33; thence N89°11'44"E, 1323.70 ft. (Point 25, 614651.77N, 809101.20E) to the 33/4 quarter corner; thence N88°36'45"E, 2624.50 ft. (Point 1,

614715.32N, 811724.93E) to the NW corner of Section 3, the point of beginning.

This parcel contains 1,512.00 acres, more or less.

Parcel II

Township 27 North, Range 78 West, 6th Principal Meridian, Carbon County, Wyoming
Section 9: N½N½SE¼NW¼

This parcel contains 14.92 acres, more or less.

The acquiring federal agency is the Department of Energy.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereof to the same belonging or in anywise appertaining to the use, benefit, and behalf of the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors, does hereby covenant and agree that it will WARRANT AND FOREVER DEFEND title to the above premises unto the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, excepting from Grantor's warranty, however, all easements, rights-of-way, restrictions, exceptions, and reservations of record, including but not limited to reservations or exceptions contained in Patents affecting the Subject Lands or in the acts authorizing the issuance of such Patents, and further excepting from Grantor's warranty all existing easements to High Plains Power, Inc., as reflected in that certain instrument recorded June 10, 2002, in Book 1020, at Page 120 of the records of Carbon County, Wyoming.

2. **Section 2: Conveyance with Special Warranty of Title.** **FOR THE SAME CONSIDERATION SET OUT ABOVE**, Grantor hereby grants and conveys to Grantee the following water and water rights used on or appurtenant to the Subject Lands, to wit:

- (a) the 5-SC monitoring well, Permit Number UW-144485;
- (b) the 40-SC monitoring well, Permit Number UW-144486;
- (c) the 5-DC monitoring well, Permit Number UW-144487;
- (d) the 51-SC monitoring well, Permit Number UW-76138;
- (e) the 54-SC monitoring well, Permit Number UW-90022;
- (f) the 10-DC monitoring well, Permit Number UW-87372;
- (g) the 19-DC monitoring well, Permit number UW-111140;
- (h) the KGS #3 (Mine Shop Well) monitoring well, Permit Number UW-31943;
- (i) the Pit 4 Surface Water Reservoir, Permit Number 10315 RES;
- (j) the East Basin Reservoir, Permit Number 9743 RES; and
- (k) all ditches, canals, and structures appurtenant to the aforesaid reservoirs or necessary to the use of any or all water rights related thereto.

TO HAVE AND TO HOLD the above-described water and water rights, together with all and singular the rights, members, and appurtenances thereof to the same belonging or in anywise appertaining to the use, benefit, and behalf of the Grantee, its successors and assigns forever.

The Grantor, for itself and its successors, does hereby covenant and agree that it will **WARRANT AND FOREVER DEFEND** title to the above described water and water rights and appurtenances thereto unto the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

3. **Section 3. Quitclaim of Certain Interests. FOR THE SAME**
CONSIDERATION SET OUT ABOVE, Grantor, for itself, its successors and assigns, hereby releases and quitclaims to the Grantee, all right, title, and interest which the Grantor may have in the banks, beds, and waters of any streams bordering the Subject Lands, and also all interest in alleys, roads, streets, ways, strips, gores, or railroad rights of way abutting or adjoining said land and in any means of ingress or egress appurtenant thereto.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Conveyance on the date set forth above.

Petrotomics Company,
a Delaware corporation,

By: 

Gordon A. Turl, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Contra Costa

SS.

On

MARCH 1, 2005

before me,

P. E. PRIMUS

Date

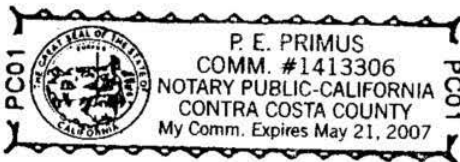
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Gordon A. Tori

Name(s) of Signer(s)

- ☐ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

P. E. PRIMUS
 Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER

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