



2021-769154 5/17/2021 3:53 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

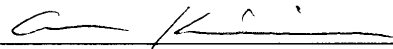
Allan Kinnison and Barbee Kinnison, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, **Buffalo Valley Resort, Inc., a Wyoming corporation**, whose address is PO Box 495, Story, WY 82842, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

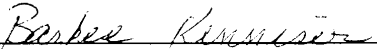
SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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

WITNESS our hands this ____ day of _____, 2021.


Allan Kinnison

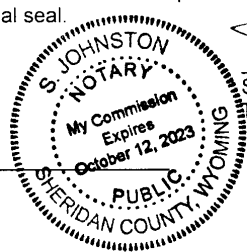

Barbee Kinnison

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Allan Kinnison and Barbee Kinnison, this 17th day of May, 2021.

Witness my hand and official seal.




Signature of Notary Officer
Title: Notary Public

My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That part of Tract 2 of Big Goose Valley Subdivision, Sheridan County, Wyoming, described as follows, to-wit: Beginning at the NE corner of said Tract 2; thence South a distance of 163.1 feet to a point; thence North 60°57' West, a distance of 152.8 feet to a point that is on the center line of Wyoming Secondary Highway 331; thence North 56°20' East along the center line of said highway for a distance of 160.4 feet to the point of beginning.

AND

All of Tract 4 of Big Goose Valley Subdivision, Sheridan County, Wyoming.

AND

Tract 3 of Big Goose Valley Subdivision, Sheridan County, Wyoming
EXCEPTING that part of said Tract 3 described as follows, to-wit: Beginning at a point that is South 163.1 feet from the NW corner of said Tract 3; thence South 60° 57' East a distance of 195.4 feet to a point; thence South 47°47' East, a distance of 36.9 feet to a point in the center of Big Goose Creek; thence South 41°0.5' West a distance of 301.5 feet along the center of Big Goose Creek to a point; thence North 347.2 feet to the point of beginning.

ALSO EXCEPTING that portion conveyed to The Transportation Commission of Wyoming by Warranty Deed recorded January 10, 1994 in Book 363 of Deeds, Page 391.

PARCEL 2:

Tract 5 of Big Goose Valley Subdivision, Sheridan County, Wyoming
EXCEPTING THEREFROM a parcel containing .136 acres, more or less, which was conveyed by Warranty Deed recorded June 1, 1978 in Book 230 of Deeds, Page 541.

ALSO EXCEPTING THEREFROM a parcel containing 18,530 square feet, more or less, which was conveyed by Warranty Deed recorded May 17, 1991 in Book 341 of Deeds, Page 303.