

## WARRANTY DEED

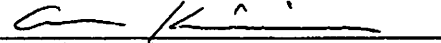
Allan Kinnison and Barbee Kinnison, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, **Buffalo Valley Resort, Inc., a Wyoming 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

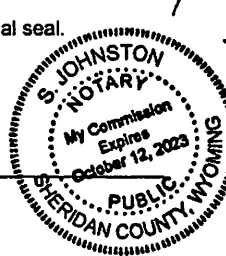
State of Wyoming

County of Sheridan

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

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_



  
Signature of Notarial Officer  
Title: Notary Public

**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.

RECORDED JUNE 1, 1978 BK 230 PG 541 NO. 738026 MARGARET LEWIS, COUNTY CLERK  
**WARRANTY DEED**

Stanley A. Kuzara and Pauline E. Kuzara, husband and wife,  
 grantor.s., of Sheridan County, and State  
 of Wyoming, for and in consideration of Ten Dollars and other good and  
valuable considerations-----XXXXXXXXXX  
 in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Robert N. Clements and  
Shirley G. Clements, husband and wife, as an estate by the entireties,  
 grantee.s., whose address is Route 2, Box 596, Sheridan, Wyoming,  
 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:

That portion of Tract No. Five (5) of BIG GOOSE VALLEY SUB-DIVISION, the plat of which is duly filed of record in the Sheridan County Clerk's office, Sheridan County, Wyoming, including all water rights adjudicated thereto or thereunto belonging; subject however to all easements, rights-of-way, reservations and restrictions of record, and including the Declaration of Protective Restrictions filed September 9th, 1970 in Book 178 of Deeds, Page 256 in the office of the County Clerk, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which is South 3280.0 feet and West 562.6 feet of the East  $\frac{1}{4}$  corner of Section 3, Township 55N, Range 85W; thence S65°29'E, a distance of 180.10 feet; thence S72°37'W, a distance of 98.15 feet; thence N34°W, a distance of 125.50 feet to the point of beginning, containing .136 acres, more or less.

WITNESS our hand s this 31st day of May, 1978

Stanley A. Kuzara  
Pauline E. Kuzara

State of Wyoming  
 County of Sheridan ss.

The foregoing instrument was acknowledged before me by Stanley A. Kuzara and Pauline E. Kuzara, husband and wife,

this 31st day of May, 1978

Witness my hand and official seal.

My Commission expires May 20, 1981  
 My Commission Expires: 541

Mablett Luff  
 Signature  
Notary Public, State of Wyoming  
 Title of Officer

WARRANTY DEED  
FORM R/W-49  
(10-78)

RECORDED MAY 17, 1991 BK 341 PG 303 NO 81948 RONALD L. DAILEY, COUNTY CLERK

STANLEY A. KUZARA AND PAULINE E. KUZARA, husband and wife, grantor, s.  
for and in consideration of Ten Dollars (\$10.00) and other valuable considerations Deeds  
in hand paid, convey..... and warrant..... to THE STATE HIGHWAY COMMISSION OF WYOMING, grantee, the follow-  
P O BOX 1708, CHEYENNE WY 82009-9019  
ing described real estate, situated in the County of Sheridan, State of Wyoming, to-wit:

All that portion of Tract 5 of the Big Goose Valley Subdivision, Sheridan  
County, located in the N<sup>1</sup>/<sub>4</sub> of Section 10, T. 55 N., R. 85 W. of the 6th  
P.M., Wyoming, lying between the northwesterly boundary of said subdivision and a  
parallel right-of-way line 40 feet to the left or southeasterly side when measured at  
right angles to the following described survey line of highway, said parallel right-  
of-way line begins on the northeasterly boundary and ends on the southwesterly  
boundary of said Tract 5:

Commencing at a point on the north boundary of said Section 10 from which the  
northeast corner thereof bears N.88°46'03.8"E. a distance of 813.21 feet and the  
north quarter corner thereof bears S.88°46'03.8"W. a distance of 1,841.41 feet;  
thence S.55°30'W. a distance of 395 feet to the True Point of Beginning;  
thence with said parallel right-of-way line 40 feet to the left, continuing  
S.55°30'W. a distance of 425 feet, more or less, until said parallel right-of-way  
line intersects the southwesterly boundary of said Tract 5.

The above described parcel of land contains 18,530 square feet, more or less.

NOTE: All bearings and distances in this description are based on the Wyoming State  
Plane Coordinate System, East Central Zone, modified to Wyoming Highway Department  
Coordinate System by an adjustment factor of 1.0003000.

Excepting and reserving from the above described lands and unto the grantors  
herein all oil, gas, minerals and mineral estate of every kind and nature that can be  
removed from the ground without jeopardy to the maintenance or safety of public use  
or travel upon the surface estate hereby granted and without using the surface of the  
lands hereby granted.

And said grantor, s. hereby covenant..... with the State Highway Commission of Wyoming, that they are  
lawfully seized of said premises; that said premises are free from encumbrances, and said grantors..... hereby warrant.....  
the title thereto against the lawful claims of all persons whomsoever.

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 13 day of FEBRUARY, A. D., 1991

*Stanley A. Kuzara*  
*Pauline E. Kuzara*

GRANTORS

ACKNOWLEDGEMENT

THE STATE OF WYOMING  
COUNTY OF SHERIDAN } ss.

The foregoing instrument was acknowledged before me this 13 day of FEBRUARY, 1991, by.....

STANLEY A. KUZARA AND PAULINE E. KUZARA

Witness my hand and official seal.

My commission expires  
JUNE 30, 1993

*John T. Sullivan*  
NOTARY PUBLIC