

RECORDED FEBRUARY 26, 1993 BK 356 PG 552 NO 131627 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

ROBERT A. STOUT and LYL A M. STOUT, husband and wife

grantor S, of Sheridan County, and State
of Wyoming, for and in consideration of
Ten Dollars and other good and valuable consideration

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO JOHN KUZMA
a single person

grantee, whose address is 379 West Works
Sheridan, WY 82801

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:

A tract of land which is described in Exhibit "A" which is attached
hereto, and by reference thereto made a part hereof.

WITNESS their hands this 26th day of February, 1993

Robert A. Stout
Robert A. Stout

Lyla M. Stout
Lyla M. Stout

State of WYOMING
County of SHERIDAN ss.

The foregoing instrument was acknowledged before me by ROBERT A. STOUT and
LYLA M. STOUT, husband and wife

this 26 day of February, 1993

Blanche S. Taberna Notary Public
Witness my hand and official seal
County of Sheridan State of Wyoming
My commission expires April 3, 1995

Blanche S. Taberna
Signature
Notary Public
Title of Officer

My Commission Expires April 3, 1995

EXHIBIT "A"

A tract of land situated in Lot 4 of Section 18, and Lot 1 of Section 19, Township 57 North, Range 85 West; and the Southeast quarter of the Southeast quarter of Section 13, and the Northeast quarter of the Northeast quarter of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Commencing at the Southeast corner of the West half of said Lot 4 in Section 18 and running thence North 410 feet, more or less, to the Southeast corner of a tract of land formerly owned by Charles C. Rawlings; thence West 454 feet to a point; thence North 12° West 250 feet to a point; thence N68°50'W 166 feet to a point; thence S87°5'W 141.5 feet to a point; thence N64°25'W 260 feet to a point; thence S87°50'W 185.5 feet to a point; thence N87°45'W 253 feet to a point; thence N4°30'W 466 feet, more or less, to the North line of the Southeast quarter of the Southeast quarter of Section 13, Township 57 North, Range 86 West; thence West 476.1 feet, more or less, to the Northwest corner of said Southeast quarter of Southeast quarter of said Section 13; thence South along the West line of the Southeast quarter of the Southeast quarter of Section 13, and the Northeast quarter of the Northeast quarter of Section 24, Township and Range aforesaid, 2550 feet, more or less, to the North right of way line to the Dayton-Ranchester County Road; thence following the said North right of way line in a Northeasterly direction to the East line of the West half of Lot 1, Section 19, Township 57 North, Range 85 West; thence North 253.4 feet, more or less, to the point of beginning.

A tract of land in the Southeast 1/4 of Section 13, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located N82°15'W, 559.43 feet from the Southeast corner of said Section 13; thence S29°17'15"E, 49.01 feet; thence N80°11'40"W, 709.95 feet; thence N0°26'07"E, 38.55 feet; thence S80°11'40"E, 765.32 feet to the point of beginning. Said tract contains 0.68 acres more or less.

A tract of land in the Northeast 1/4 Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located S24°37'18"W, 552.62 feet from the Northeast corner of said Section 24; thence S29°17'15"E, 185.15 feet; thence S57°11'W, 31.09 feet; thence N19°52'07"W, 189.62 feet to the point of beginning. Said tract contains 0.07 acres, more or less.

EXCEPTING THEREFROM:

A tract of land situated in the SE 1/4 SE 1/4 of Section 13, and the NE 1/4 NE 1/4 of Section 24, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point, which is, N82°15'W, a distance of 559.43 feet, from the Southeast corner of Section 13 or the Northeast corner of Section 24, T 57 N, R 86 W,

Thence, S29°17'15"E, a distance of 847.64 feet, to the North right-of-way line of U.S. Highway No. 14,

EXHIBIT "A" (CONTINUED)

Thence S57°11'W, along the North right-of-way line of U.S. Highway No. 14 for a distance of 57.66 feet,

Thence continuing along the North right-of-way line of U.S. Highway No. 14 for chord distance of 1232.33 feet, with a bearing of S66°35'30"W, radius of 3769.72 feet, with delta angle of 18°48'50" to center line of the County Road,

Thence, N0°26'E, along the center line of the County Road, for a distance of 1390.36 feet,

Thence S80°11'40"E, a distance of 765.32 feet, to the point of beginning.

Containing 25.637 acres, more or less, subject to all easements and rights-of-way of record,

And further excepting and reserving unto Robert A. Stout and Lyla M. Stout, husband and wife, their heirs, administrators, executors, successors and assigns, a perpetual right-of-way and easement, 30 feet in width and running along the easterly border of said property, more particularly described as follows:

Commencing at a point of beginning which point is N82°15'W, a distance of 559.43 feet from the southeast corner of Section 13, Township 57 North, Range 86 West, thence N80°11'40"W a distance of 38.65 feet;

Thence S29°17'15"E a distance of 873.88 feet to the North right-of-way line of U.S. Highway No. 14; thence N57°11'E along the North right-of-way line of U.S. Highway No. 14 a distance of 30.06 feet; thence N29°17'15"W a distance of 847.64 feet along the Eastern boundary of the property above described, to the point of beginning.

30 foot easement and right-of-way along eastern boundary of property conveyed from Robert A. Stout and Lyla M. Stout to School District No. 1, Sheridan County, Wyoming.

A 30 foot wide nonexclusive access easement located in the SE 1/4 SE 1/4 of Section 13 and the NE 1/4 NE 1/4 of Section 24, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point of beginning which is N82°15'W, a distance of 559.43 feet from the Southeast corner of Section 13, Township 57 North, Range 86 West;

Thence S80°11'40"E a distance of 38.65 feet; thence S29°17'15"E a distance of 821.40 feet to the northern right-of-way line of U.S. Highway No. 14; thence S57°11'W along the northern right-of-way line of U.S. Highway No. 14 for a distance of 30.06 feet; thence N29°17'15"W along the eastern border of the school district property conveyed in this same civil action number 180-5-83, a distance of 847.64 feet to the point of beginning.

All that portion of the NE 1/4 NE 1/4 Section 24, T. 57 N., R. 86 W., and the W 1/2 of Lot 1, Section 19, T. 57 N., R. 85 W., all of 6th P.M., Wyoming, lying between the centerline of presently existing U.S. Highway No. 14 and a parallel right of way line 50 feet to the right or northerly side when measured at right angles or radially to the following described survey line of highway, said parallel right of way line beginning on the east boundary of said W 1/2 of Lot 1 and ending on the west boundary of said NE 1/4 NE 1/4:

Beginning at a point on the east boundary of said W 1/2 of Lot 1 from which the northeast corner thereof bears northerly a distance of 225 feet, more or less;

thence S57°11'W a distance of 765 feet, more or less, to a point on the east boundary of said Section 24 from which the northeast corner thereof bears N0°09'W a distance of 632.5 feet;

thence continuing S57°11'W a distance of 192.3 feet to the point of beginning of a 1°30' circular curve to the right, the radius of which is 3,819.7 feet;

thence along said curve through a central angle of 19°12' a distance of 1,280 feet, more or less, to a point on the west boundary of said NE 1/4 from which the southwest corner thereof bears southerly a distance of 100 feet, more or less.

The above described parcel of land contains 3.4 acres, more or less.

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 24, Township 57 North, Range 86 West, of the sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which is S49°43'12"W, a distance of 381.00 feet from the Northeast corner of said Section 24, thence S85°05'E, a distance of 175.00 feet, thence S45°55'W, a distance of 125.13 feet, thence S81°40'57"W, a distance of 108.63 feet, thence N19°52'07"W, along the east line of a road easement for a distance of 165.22 feet to the point of beginning.

Said tract containing 0.453 acres.

A tract of land in the SE 1/4 SE 1/4 of Section 13 and the NE 1/4 NE 1/4 of Section 24, T57N, R86W, of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located N88°12'38"W, 416.68 feet from the SE corner of said Section 13 or the NE corner of said Section 24, thence S19°52'07"E, 737.62 feet to the northerly line of U.S. Highway 14, thence along the highway line, S57°11'W, 26.57 feet, thence through a curve to the right having a radius of 3,769.72 feet, a central angle of 18°48'50", and arc length of 1,237.88 feet and chord, S66°35'30"W, 1,232.33 feet to the centerline of Ranchester 5 mile County Road, thence leaving said highway line along the County Road centerline, N0°26'8, 1,351.95 feet, thence leaving said road centerline, S80°11'40"E, 905.50 feet to the point of beginning. Said tract contains 25.52 acres, more or less.

Excepting therefrom a 30 foot wide nonexclusive easement and right-of-way for public use along the easterly line of the above described tract, said easement being more particularly described as follows:

Beginning at a point located N88°12'38"W, 416.68 feet from the SE corner of said Section 13, thence S19°52'07"E, 737.62 feet to the northerly line of U.S. Highway 14, thence along said highway line, S57°11'W, 26.57 feet, thence through a curve to the right having a radius of 3,769.72 feet, a central

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EXHIBIT "A" (CONTINUED)

angle of $0^{\circ}03'50''$, and arc length of 4.21 feet and chord, $857^{\circ}12'55''W$, 4.21 feet; thence leaving said highway line, $N19^{\circ}52'07''W$, 761.61 feet; thence $S80^{\circ}11'40''E$, 34.53 feet to the point of beginning. Said easement contains 0.52 acres, more or less.

Including a 30 foot wide nonexclusive easement and right-of-way for public use adjacent to the easterly line of the above described tract, said easement being more particularly described as follows:

Beginning at a point located $N88^{\circ}12'30''W$, 416.68 feet from the SE corner of said Section 13; thence $S80^{\circ}11'40''E$, 34.53 feet; thence $S19^{\circ}52'07''E$, 713.63 feet to the northerly line of U.S. Highway 14; thence along said highway line, $S57^{\circ}11'W$, 30.78 feet; thence leaving said highway line, $N19^{\circ}52'07''W$, 737.62 feet to the point of beginning. Said easement contains 0.50 acres, more or less.

EXCEPTING THEREFROM:

A tract of land situated in Lot 4 of Section 18, and Lot 1 of Section 19, Township 57 North, Range 85 West; and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears $S24^{\circ}04'05''W$, a distance of 286.14 feet from the Northeast corner of said Section 24; thence $S4^{\circ}55'W$, for a distance of 125.13 feet; thence $S19^{\circ}52'07''E$, for a distance of 232.8 feet to a point on the North right-of-way line of Highway 14; thence along said right-of-way line, $N57^{\circ}11'E$, for a distance of 389.08 feet; thence leaving said North right-of-way line $N5^{\circ}41'50''E$, for a distance of 325.32 feet; thence $N62^{\circ}57'20''E$, for a distance of 49.14 feet; thence $N13^{\circ}21'55''E$, for a distance of 198.48 feet; thence $N81^{\circ}51'10''W$, for a distance of 200.07 feet; thence $S23^{\circ}07'W$, for a distance of 108.0 feet; thence $S39^{\circ}32'15''W$, for a distance of 434.94 feet to the point of beginning. Said tract of land contains 5.0 acres, more or less.

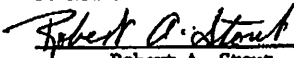
The land conveyed includes all improvements situate thereon and all water, water rights, ditch and ditch rights (including ditch stock) appurtenant thereunto, and together with the right to install, repair, maintain, alter and operate a sewerline upon, over and under a strip of land described as follows:

A tract of land situated in Lot 1 of Section 19, Township 57 North, Range 85 West; and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears $S.4^{\circ}33'55''W$, a distance of 606.8 feet from the NE Corner of said Section 24, the point of beginning also lies on the North right-of-way line of Highway 14; thence $N.57^{\circ}11'E$, along said right-of-way line for a distance of 389.08 feet; thence leaving said right-of-way line on a bearing of $N.5^{\circ}41'50''E$, for a distance of 25.56 feet; thence $S.57^{\circ}11'W$, for a distance of 400.4 feet; thence $S.19^{\circ}52'07''E$, for a distance of 20.52 feet to the point of beginning.

SUBJECT TO all exceptions, reservations, easements, rights-of-way and restrictions of record and to any state of facts or conditions which would be disclosed by an accurate survey or inspection of the property.

ALSO SUBJECT to a water line easement on the W $\frac{1}{2}$ of Lot 4, Section 18, Township 57 North, Range 85 West, conveyed to Melvin C. Neal and Grace F. Neal.


Robert A. Stout


Ayla M. Stout