



2011-686458 2/25/2011 4:29 PM PAGE: 1 OF 10  
BOOK: 793 PAGE: 684 FEES: \$35.00 MD MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY WY CLERK

This Document Prepared By:  
WELLS FARGO BANK, N.A.  
1003 E. BRIER DRIVE X0501-04G  
SAN BERNARDINO CA ,924082862

When Recorded Mail To:  
WFHM FINAL DOCS X2599-024  
405 SW 5TH STREET  
DES MOINES, IA 50309-4600

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**State of Wyoming** FHA Case No. 591-1190166 952  
Loan No.0314412115

## ADJUSTABLE RATE HOME EQUITY CONVERSION MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on 02/21/11 . The  
mortgagor is **EARL L. PRILL AND TERESIA A. PRILL, HUSBAND AND WIFE**

whose address is 1336 HWY 345, RANCHESTER, WY 82839

Security Instrument is given to **WELLS FARGO BANK, N.A.**

("Borrower"). This

which is organized and existing under the laws of **THE UNITED STATES**  
and whose address is  
**P.O. BOX 11701**

**NEWARK, NJ 071014701** ("Lender"). Borrower  
has agreed to repay to Lender amounts which Lender is obligated to advance, including future  
advances, under the terms of a Home Equity Conversion Loan Agreement dated the same date as  
this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by Borrower's  
Note dated the same date as this Security Instrument ("Note"). This Security Instrument secures to  
Lender: (a) the repayment of the debt evidenced by the Note, with interest at a rate subject  
to adjustment (interest), and all renewals, extensions and modifications of the Note, up to a  
maximum principal amount of **SIX HUNDRED THOUSAND AND 00/100**

Dollars (U.S. \$ **600000.00** ); (b) the payment of all other sums, with interest,  
advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due  
under the terms of this Security Instrument; and (c) the performance of Borrower's covenants and  
agreements under this Security Instrument and the Note. The full debt,



including amounts described in (a), (b), and (c) above, if not due earlier, is due and payable on  
 OCTOBER 28TH, 2098 . For this purpose, Borrower does hereby mortgage, grant and convey  
 to Lender, the following described property located in  
 SHERIDAN County, Wyoming:

SEE ATTACHED

which has the address of 1336 HWY 345

[Street]

RANCHESTER

, WY

82839

("Property Address");

[City]

[State]

[Zip Code]

TOGETHERWITH all the improvements now or hereafter erected on the property, and all  
 easements, rights, appurtenances, and fixtures now or hereafter a part of the property. All  
 replacements and additions shall also be covered by this Security Instrument. All of the foregoing is  
 referred to in this Security Instrument as the "Property."

BORROWERCOVENANTS that Borrower is lawfully seized of the estate hereby conveyed  
 and has the right to mortgage, grant and convey the Property and that the Property is  
 unencumbered. Borrower warrants and will defend generally the title to the Property against all  
 claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and  
 non-uniform covenants with limited variations by jurisdiction to constitute a uniform security  
 instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest.** Borrower shall pay when due the principal of, and  
 interest on, the debt evidenced by the Note.

**2. Payment of Property Charges.** Borrower shall pay all property charges consisting of taxes,  
 ground rents, flood and hazard insurance premiums, and special assessments in a timely manner,  
 and shall provide evidence of payment to Lender, unless Lender pays property charges by  
 withholding funds from monthly payments due to the Borrower or by charging such payments to a  
 line of credit as provided for in the Loan Agreement.

**3. Fire, Flood and Other Hazard Insurance.** Borrower shall insure all improvements on the  
 Property, whether now in existence or subsequently erected, against any hazards, casualties, and  
 contingencies, including fire. This insurance shall be maintained in the amounts, to the extent and  
 for the periods required by Lender or the Secretary of Housing and Urban Development  
 ("Secretary"). Borrower shall also insure all improvements on the Property, whether now in  
 existence or subsequently erected, against loss by floods to the extent required by the Secretary.  
 All insurance shall be carried with companies approved by Lender. The insurance policies and any  
 renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form  
 acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make  
 proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby  
 authorized and directed to make payment for such loss to Lender instead of to Borrower and Lender  
 jointly. Insurance proceeds shall be applied to restoration or repair of the damaged Property, if the  
 restoration or repair is economically feasible and Lender's security is not lessened. If the restoration  
 or repair is not economically feasible or Lender's security would be



lessened, the insurance proceeds shall be applied first to the reduction of any indebtedness under a Second Note and Second Security Instrument held by the Secretary on the Property and then to the reduction of the indebtedness under the Note and this Security Instrument. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

**4. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence after the execution of this Security Instrument, and Borrower (or at least one Borrower, if initially more than one person are Borrowers) shall continue to occupy the Property as Borrower's principal residence for the term of the Security Instrument. "Principal residence" shall have the same meaning as in the Loan Agreement.

Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

**5. Charges to Borrower and Protection of Lender's Rights in the Property.** Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments. Borrower shall promptly discharge any lien which has priority over this Security Instrument in the manner provided in Paragraph 12(c).

If Borrower fails to make these payments or the property charges required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in Paragraph 2.

To protect Lender's security in the Property, Lender shall advance and charge to Borrower all amounts due to the Secretary for the Mortgage Insurance Premium as defined in the Loan Agreement as well as all sums due to the loan servicer for servicing activities as defined in the Loan Agreement. Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower as provided for in the Loan Agreement and shall be secured by this Security Instrument.

**6. Inspection.** Lender or its agent may enter on, inspect or make appraisals of the Property in a reasonable manner and at reasonable times provided that Lender shall give the Borrower notice prior to any inspection or appraisal specifying a purpose for the inspection or appraisal which must be related to Lender's interest in the Property. If the Property is vacant or abandoned or the loan is in default, Lender may take reasonable action to protect and preserve such vacant or abandoned Property without notice to the Borrower.

**7. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation shall be paid to Lender. The proceeds shall be applied first to the reduction of any indebtedness under a Second Note and Second Security Instrument held by the Secretary on the Property, and then to the reduction of the indebtedness under the Note and this Security Instrument. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

**8. Fees.** Lender may collect fees and charges authorized by the Secretary.

**9. Grounds for Acceleration of Debt.**

**(a) Due and Payable.** Lender may require immediate payment in full of all sums secured by this Security Instrument if:

- (i) A Borrower dies and the Property is not the principal residence of at least one surviving Borrower; or
- (ii) All of a Borrower's title in the Property (or his or her beneficial interest in a trust owning all or part of the Property) is sold or otherwise transferred and no other Borrower retains title to the Property in fee simple or retains a leasehold under a lease for less than 99 years which is renewable or a lease having a remaining period of not less than 50 years beyond the date of the 100th birthday of the youngest Borrower or retains a life estate (or retaining a beneficial interest in a trust with such an interest in the Property).

**(b) Due and Payable with Secretary Approval.** Lender may require immediate payment in full of all sums secured by this Security Instrument, upon approval of the Secretary, if:

- (i) The Property ceases to be the principal residence of a Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower; or
- (ii) For a period of longer than twelve (12) consecutive months, a Borrower fails to occupy the Property because of physical or mental illness and the Property is not the principal residence of at least one other Borrower; or
- (iii) An obligation of the Borrower under this Security Instrument is not performed.

**(c) Notice to Lender.** Borrower shall notify Lender whenever any of the events listed in this Paragraph (a) (ii) or (b) occur.

**(d) Notice to Secretary and Borrower.** Lender shall notify the Secretary and Borrower whenever the loan becomes due and payable under Paragraph 9 (a) (ii) or (b). Lender shall not have the right to commence foreclosure until Borrower has had thirty (30) days after notice to either:

- (i) Correct the matter which resulted in the Security Instrument coming due and payable; or
- (ii) Pay the balance in full; or
- (iii) Sell the Property for the lesser of the balance or 95% of the appraised value and apply the net proceeds of the sale toward the balance; or
- (iv) Provide the Lender with a deed in lieu of foreclosure.

**(e) Trusts.** Conveyance of a Borrower's interest in the Property to a trust which meets the requirements of the Secretary, or conveyance of a trust's interests in the Property to a Borrower, shall not be considered a conveyance for purposes of this Paragraph 9. A trust shall not be considered an occupant or be considered as having a principal residence for purposes of this Paragraph 9.

**(f) Mortgage Not Insured.** Borrower agrees that should this Security Instrument and the Note not be eligible for insurance under the National Housing Act within **SIXTY DAYS** from the date hereof, if permitted by applicable law Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to **SIXTY DAYS** from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

**10. No Deficiency Judgments.** Borrower shall have no personal liability for payment of the debt secured by this Security Instrument. Lender may enforce the debt only through sale of the Property. Lender shall not be permitted to obtain a deficiency judgment against Borrower if the Security Instrument is foreclosed. If this Security Instrument is assigned to the Secretary upon demand by the Secretary, Borrower shall not be liable for any difference between the mortgage insurance benefits paid to Lender and the outstanding indebtedness, including accrued interest, owed by Borrower at the time of the assignment.

**11. Reinstatement.** Borrower has a right to be reinstated if Lender has required immediate payment in full. This right applies even after foreclosure proceedings are instituted. To reinstate this Security Instrument, Borrower shall correct the condition which resulted in the requirement for immediate payment in full. Foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding shall be added to the principal balance. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure



proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the Security Instrument.

## **12. Lien Status.**

**(a) Modification.** Borrower agrees to extend this Security Instrument in accordance with this Paragraph 12(a). If Lender determines that the original lien status of the Security Instrument is jeopardized under state law (including but not limited to situations where the amount secured by the Security Instrument equals or exceeds the maximum principal amount stated or the maximum period under which loan advances retain the same lien priority initially granted to loan advances has expired) and state law permits the original lien status to be maintained for future loan advances through the execution and recordation of one or more documents, then Lender shall obtain title evidence at Borrower's expense. If the title evidence indicates that the Property is not encumbered by any liens (except this Security Instrument, the Second Security Instrument described in Paragraph 13(a) and any subordinate liens that the Lender determines will also be subordinate to any future loan advances), Lender shall request the Borrower to execute any documents necessary to protect the lien status of future loan advances. Borrower agrees to execute such documents. If state law does not permit the original lien status to be extended to future loan advances, Borrower will be deemed to have failed to have performed an obligation under this Security Instrument.

**(b) Tax Deferral Programs.** Borrower shall not participate in a real estate tax deferral program, if any liens created by the tax deferral are not subordinate to this Security Instrument.

**(c) Prior Liens.** Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to all amounts secured by this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

## **13. Relationship to Second Security Instrument.**

**(a) Second Security Instrument.** In order to secure payments which the Secretary may make to or on behalf of Borrower pursuant to Section 255(i)(1)(A) of the National Housing Act and the Loan Agreement, the Secretary has required Borrower to execute a Second Note and a Second Security Instrument on the Property.

**(b) Relationship of First and Second Security Instruments.** Payments made by the Secretary shall not be included in the debt under the Note unless:

- (i) This Security Instrument is assigned to the Secretary; or
- (ii) The Secretary accepts reimbursement by the Lender for all payments made by the Secretary.

If the circumstances described in (i) or (ii) occur, then all payments by the Secretary, including interest on the payments, but excluding late charges paid by the Secretary, shall be included in the debt under the Note.

**(c) Effect on Borrower.** Where there is no assignment or reimbursement as described in (b)(i) or (ii) and the Secretary makes payments to Borrower, then Borrower shall not:

- (i) Be required to pay amounts owed under the Note, or pay any rents and revenues of the Property under Paragraph 19 to Lender or a receiver of the Property, until the Secretary has required payment in full of all outstanding principal and accrued interest under the Second Note; or
- (ii) Be obligated to pay interest under the Note at any time, whether accrued before or after the payments by the Secretary, and whether or not accrued interest has been included in the principal balance under the Note.

**(d) No Duty of the Secretary.** The Secretary has no duty to Lender to enforce covenants of the Second Security Instrument or to take actions to preserve the value of the Property, even though Lender may be unable to collect amounts owed under the Note because of restrictions in this Paragraph 13.

**14. Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**15. Successors and Assigns Bound; Joint and Several Liability.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender. Borrower may not assign any rights or obligations under this Security Instrument or under the Note, except to a trust that meets the requirements of the Secretary. Borrower's covenants and agreements shall be joint and several.

**16. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address all Borrowers jointly designate. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this Paragraph 16.

**17. Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**18. Borrower's Copy.** Borrower shall be given one conformed copy of the Note and this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

**19. Assignment of Rents.** Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by this Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 19. Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by this Security Instrument is paid in full.

**20. Foreclosure Procedure.** If Lender requires immediate payment in full under Paragraph 9, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph 20, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give notice of intent to foreclose to Borrower and to the person in possession of the Property, if different, in accordance with applicable law. Lender shall give notice of sale to Borrower in the manner provided in Paragraph 16. Lender shall publish the notice of sale, and the Property shall be sold in the manner prescribed by applicable law. Lender or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

**21. Lien Priority.** The full amount secured by this Security Instrument shall have the same priority over any other liens on the Property as if the full amount had been disbursed on the date the initial disbursement was made, regardless of the actual date of any disbursement. The amount secured by this Security Instrument shall include all direct payments by Lender to Borrower and all other loan advances permitted by this Security Instrument for any purpose. This lien priority shall apply notwithstanding any State constitution, law or regulation, except that this lien priority shall not affect the priority of any liens for unpaid State or local governmental unit special assessments or taxes.



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**22. Adjustable Rate Feature.** Under the Note, the initial interest rate of **2.466 %** which accrues on the unpaid principal balance ("Initial Interest Rate") is subject to the change, as described below. When the interest rate changes, the new adjusted interest rate will be applied to the total outstanding principal balance. Each adjustment to the interest rate will be based upon the average of interbank offered rates for one-month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in *The Wall Street Journal*, rounded to three digits to the right of the decimal point, ("Index") plus a margin. If the Index is no longer available, Lender will use as a new Index any index prescribed by the Secretary. Lender will give Borrower notice of the new Index.

Lender will perform the calculations described below to determine the new adjusted interest rate. The interest rate may change on the first day of **MAY 2011**, and on ☐ that day of each succeeding year ☒ the first day of each succeeding month ("Change Date") until the loan is repaid in full.

The "Current Index" means the most recent Index figure available 30 days before the Change Date, and if the day that is 30 days before the Change Date is not a Sunday or Monday and not the first business day of the week, the Current Index will be the Index as published the first business day of that week. If the day that is 30 days before the Change Date is a Sunday or Monday and not the first business day of the week, the Current Index will be the Index as published the first business day of the immediately prior week. Before each Change Date, the new interest rate will be calculated by adding a margin to the Current Index. The sum of the margin plus the Current Index will be called the "Calculated Interest Rate" for each Change Date. The Calculated Interest Rate will be compared to the interest rate in effect immediately prior to the current Change Date (the "Existing Interest Rate").

- ☐ (Annually Adjusting Variable Rate Feature) The Calculated Interest Rate cannot be more than 2.0% higher or lower than the Existing Interest Rate, nor can it be more than 5.0% higher or lower than the Initial Interest Rate.
- ☒ (Monthly Adjusting Variable Rate Feature) The Calculated Interest Rate will never increase above **TWELVE AND 466/1000** percent ( **12.466 %**).

The Calculated Interest Rate will be adjusted if necessary to comply with these rate limitation(s) and will be in effect until the next Change Date. At any Change Date, if the Calculated Interest Rate equals the Existing Interest Rate, the interest rate will not change.

**23. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under applicable law.

**24. Waivers.** Borrower waives all right of homestead exemption in the Property and relinquishes all rights of courtesy and dower in the Property.

**25. Obligatory Loan Advances.** Lender's responsibility to make Loan Advances under the terms of the Loan Agreement, including Loan Advances of principal to Borrower as well as Loan Advances for interest, MIP, Servicing Fees, and other charges, shall be obligatory.

**26. Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

- ☐ Condominium Rider ☐ Planned Unit Development Rider
- ☐ Other (Specify)

(Acknowledgments on following page)



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY WY CLERK

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Earl S. Prill (Seal)  
EARL L PRILL -Borrower

Teresia A. Prill (Seal)  
TERESIA A PRILL -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)

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\_\_\_\_ (Seal)





[Space Below This Line For Acknowledgement]

State of WYOMING

County of

SHERIDAN

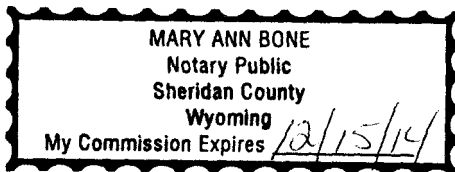
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This instrument was acknowledged before me on 21 February 2011 (date) by

EARL L PRILL and TERESIA A PRILL

(name(s) of person(s)).

(Seal, if any)



Mary Ann Bone  
(Signature of notarial officer)

Notary Public  
Title (and rank)

My Commission Expires:

12/15/14



### LAND DESCRIPTION

A parcel of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 17, T.57N., R.85W., of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, said parcel of land being those lands as described on the Corrective Quitclaim Deed recorded in the Office of the Clerk and Recorder of Sheridan County, Wyoming in Book 449, page 498-499 and, said parcel being more particularly described as follows:

**Commencing at the Southeast corner of said Section 17, which point is monumented by a 3 $\frac{1}{4}$ " brass capped pipe stamped WJP 537, and which point is the True Point of Beginning of this description;**

**thence along the South line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 17, S89°22'55"W a distance of 1361.35 feet to the southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;**

**thence along the west line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ , N0°23'28"W a distance of 650.60 feet to the northerly Railroad Right-of-Way as recorded in Book E, page 298 in the Sheridan County Clerk and Recorders records;**

**thence along said northerly Railroad Right-of-Way, N89°03'32"W a distance of 33.01 feet;**

**thence along a line 33 feet west of and parallel to said west line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ , N0°23'28"W a distance of 136.73 feet to the southerly boundary of that property described in Book 178, page 413 in the Sheridan County Clerk and Recorders records;**

**thence along said southerly boundary, N89°36'32"E a distance of 225.00 feet to the southeast corner of said property described in Book 178, page 413;**

**thence along the easterly boundary of said property described in Book 178, page 413, N0°23'28"W a distance of 115.00 feet to the southerly Right-of-Way line of Wyoming State Highway 345;**

**thence along said southerly Right-of-Way line of Wyoming State Highway 345, N86°06'20"E a distance of 1167.14 feet to the easterly line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;**

**thence along said easterly line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , S0°39'00"E a distance of 969.03 feet to the True Point of Beginning of this land description, said property containing 25.52 acres more or less.**

**TOGETHER WITH an easement for ingress and egress 30 feet wide and located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 17 as recorded Book 178, page 412 in the Sheridan County Clerk and Recorders records.**

**EXCEPTING THEREFROM, a tract of land conveyed by John E. Eychaner and D. Eychaner to Grand Island and Northern Wyoming Railroad Company by Right-of-Way Deed dated July 8, 1893 which was recorded in the Office of the Sheridan County Clerk and Recorder on November 3, 1893 in Book E of Deeds, page 298.**

Basis of Bearing for this land description being N0°39'00"E a distance of 5299.2 feet as measured between said SE corner of said Section 17 and the NE corner of said Section 17, said NE corner monumented by a 3 $\frac{1}{4}$ " brass capped pipe stamped WJP 537.

This land description is based on the survey shown on Exhibits A and B attached hereto and made a part hereof.

**NO. 2011-686458 MORTGAGE**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SCTIA