

07-01-2010 4:45p  
87/1/08  
190-491

**WARRANTY DEED**

**KAREN E. BUFFINGTON, Trustee of the KAREN E. BUFFINGTON REVOCABLE** *Larry Morrison* <sup>ASSY</sup>

TRUST dated April 18, 1997, Grantor, of Johnson County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEYS AND WARRANTS an undivided 22.18% to END-IRA, INC., FBO ROBERT H. HICKS IRA; an undivided 12.10% to END-IRA, INC., FBO JENNIFER L. SIEVE-HICKS IRA; and an undivided 65.72% to MARY W. HICKS, Trustee of the MARY W. HICKS TRUST dated February 9, 1996; Grantees, whose address is Entrust, 1070 West Century Drive, Suite 101, Louisville, Colorado, 80027, in and to the following-described real estate situate in the County of Johnson, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Township 53 North, Range 83 West, 6<sup>th</sup> P.M.  
Johnson County and Sheridan County, Wyoming

A tract of land located in part of the SW $\frac{1}{4}$  of Section 14 and part of the NW $\frac{1}{4}$  of Section 23 being more particularly described as follows:

Beginning at a point on the Easterly Right of Way line of State Highway 344 (Old Highway 87) monumented by a 2" aluminum cap stamped PELS 8663 located North 46°08'56" West a distance of 6682.92 feet from the Southeast corner of said Section 23 marked by a GLO Brass Cap monument; said southeast corner being North 01°05'55" East a distance of 2635.95 feet on a line common to the East  $\frac{1}{4}$  corner of Section 26 also marked by a GLO Brass Cap monument and being the Basis of Bearing of this description; thence from point of beginning North 90°00'00" East a distance of 1577.61 feet to a 2" aluminum cap stamped PELS 8663; thence North 03°03'46" East a distance of 468.44 feet to a 2" aluminum cap stamped PELS 8663; thence North 35°39'38" West a distance of 298.92 feet to a 2" aluminum cap stamped PELS 8663; thence North 74°25'33" West a distance of 1612.43 feet to a 2" aluminum cap stamped PELS 8663; thence North 90°00'00" West a distance of 250.00 feet to a point on said Easterly right of way line of State Highway 344 (Old Highway 87) monumented by a 2" aluminum cap stamped PELS 8663; thence along said Easterly right of way of State Highway 344 (Old Highway 87) following a spiral curve to the right having the following spiral curve data offset 100 feet inside and being the centerline of said State Highway 344: I=32°25', Ic=26°49', D=2°00', Ta=832.8 feet, Lc=1340.8 feet, T=973 feet, and Is=2°48', Ts=140.0 feet, Ls=280.0 feet; Bearing South 18°08'57" East and Chord = 1203.43 feet from the beginning of Spiral curve to the end on the Easterly right of way of State Highway 344 (Old Highway 87) to the point of beginning monumented by a 2" aluminum cap stamped PELS 8663.

Township 53 North, Range 83 West, 6<sup>th</sup> P.M.  
Johnson County, Wyoming

Section 23: A tract of land located in part of the NW $\frac{1}{4}$  being more particularly described as follows:

Beginning at a point on the easterly right of way line of State Highway 344 (Old Highway 87) monumented by a 2" aluminum cap stamped PELS 8663 located North 55°54'42" West a distance of 5753.51 feet from the southeast corner of said Section 23 marked by a GLO Brass Cap monument; said southeast corner being North 01°05'55" East a distance of 2635.92 feet on a line common to the east ¼ corner of Section 26 also marked by a GLO Brass Cap monument and being the Basis of Bearing of this description; thence from point of beginning North 60°47'59" East a distance of 1709.94 feet to a 2" aluminum cap stamped PELS 8663; thence North 03°03'46" East, a distance of 571.77 feet to a 2" aluminum cap stamped PELS 8663; thence North 90°00'00" West a distance of 1577.61 feet to a 2" aluminum cap stamped PELS 8663 and on said Easterly right of way line of State Highway 344 (Old Highway 87); thence along said easterly right of way of State Highway 344 (Old Highway 87) following a spiral curve to the right having the following spiral curve data offset 100 feet inside and being the centerline of said State Highway 344 (Old Highway 87): I=32°25', Ic=26°49', D=2°00', Ta=832.8 feet, Lc=1340.8 feet, T=973 feet, and Is=2°48', Ts=140.0 feet, Ls=280.0 feet; Bearing South 01°37'14" East and Chord 546.88 feet from the beginning of spiral curve to the end on the Easterly right of way of State Highway 344 Tangent Spiral; thence continuing along said easterly right of way of State Highway 344 (Old Highway 87) South 01°25'43" West, 35.20 feet; thence along said easterly right of way of State Highway 344 (Old Highway 87) following a curve to the left having the following curve data: Length=825.02 feet; Radius=5629.58 feet, and a Delta Angle=8°23'48" to the point of beginning monumented by a 2" aluminum cap stamped PELS 8663

TOGETHER WITH all improvements and all attached gates, water tanks, water, water rights, water wells, water permits, ditches, ditch rights, reservoirs on the property, and all and singular the privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, and Grantors agree to execute and deliver to Grantees at Closing all proper instruments for the conveyance of such title;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

WITNESS MY HAND this 30<sup>th</sup> day of June, 2010.

KAREN E. BUFFINGTON REVOCABLE  
TRUST:

By Karen E. Buffington  
KAREN E. BUFFINGTON

STATE OF WYOMING )  
 ) ss.  
County of Johnson )

The foregoing instrument was acknowledged before me by KAREN E. BUFFINGTON, Trustee of the KAREN E. BUFFINGTON TRUST dated April 18, 1997, who acknowledged said instrument to be the free act and deed of said trust this 30 day of June, 2010.

Witness my hand and official seal.

Notary Public

My Commission Expires: May 23, 2011

