

RECORDED FEBRUARY 28, 1979 BK 238 PG 221 NO. 758389 MARGARET LEWIS, COUNTY CLERK

**WARRANTY DEED**

THIS INDENTURE, made the 3rd day of January, 1978, by and between the A C RANCH, INC., a corporation organized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of Sheridan, the GRANTOR, and JOHN DAVID KOLTISKA & ROBYN K. KOLTISKA whose address is Box 77 D, Birney Star Route, Sheridan, Wyoming, the GRANTEE, WITNESSETH:

That the grantor, for and in consideration of the sum of One and no/100 -- Dollars (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said grantee, all that certain tract, lot, piece, and parcel of land situated in the County of Sheridan, State of Wyoming, and described as follows, to-wit:

A tract of land located in the W $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 16 and the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 9, Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a fence corner, said corner being the accepted NW corner of said Section 16; thence along the westerly line of said Section 9, N 0° 17' 37" W, 115.27 feet to a #5 steel rod on the southerly right-of-way line of Wyoming State Highway 336; thence along said right-of-way N 77° 17' 04" E, 716.74 feet to a #5 steel rod; thence leaving said right-of-way, S 0° 17' 37" E, 2441.82 feet to a #5 steel rod on the northerly right-of-way line of the Burlington Northern Railroad; thence along said right-of-way through a 2° 00' 45" curve to the right, said curve having a chord S 66° 24' 57" W, 762.06 feet to a #5 steel rod on the westerly line of said Section 16; thence leaving said right-of-way along the westerly line of said Section 16, N 0° 17' 37" W, 2473.69 feet to the point of beginning. Said tract contains 40.72 acres more or less.

Together with all improvements situate thereon.

Subject to all rights-of-way, easements and reservations of record.

A plat showing the location of said tract is attached hereto and marked Exhibit "A" and by reference thereto made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.

Attest:

*Paul H. Koltiska*  
Secretary.

A C RANCH, INC.

By *Paul Koltiska*  
President

THE STATE OF WYOMING,

County of SHERIDAN ss.

On this 3rd day of January, 1978, before me personally appeared Paul Koltiska, President

to me personally known, who, being by me duly sworn, did say that he is the President of A C Ranch, Inc.

and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Paul Koltiska acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 18th day of January, A. D. 1982.

Given under my hand and notarial seal this 3rd day of January, A. D. 1978.

PATRICIA R. ROBINSON  
NOTARY  
PUBLIC

Notary Public.