



WARRANTY DEED

A C Ranch, Inc., a Wyoming corporation, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to **Robyn C. Koltiska**, 516 Wyarno Road, Sheridan, Wyoming 82801, Grantee, all of Grantor's interest in the real estate situate in County of Sheridan, State of Wyoming, and described on the attached **Exhibit "A,"**

Together with all improvements thereon and all appurtenances thereto, including all appurtenant water rights;

Subject to reservations, easements, covenants, and restrictions and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records, and subject to building and zoning regulations and city, state and county subdivision laws.

This conveyance is made for boundary adjustment purposes, along the boundary of adjacent parcels of agricultural property for agricultural purposes, in compliance with Section 18-5-303(a) of Wyoming Statutes, and does not have the effect of creating any new, separately owned parcels.

The full description of the parcel owned by the Grantee, including the real estate hereby conveyed, combined with the adjacent real estate already owned by Grantee, is attached as **Exhibit "B."**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

DATED this 2nd day of June, 2015.

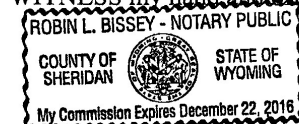
AC Ranch, Inc., a Wyoming corporation

By: *Robyn C. Koltiska*
Robyn C. Koltiska, President

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

The foregoing **Warranty Deed** was acknowledged before me this 2nd day of June, 2015, by **Robyn C. Koltiska, President of AC Ranch, Inc., a Wyoming corporation.**

WITNESS my hand and official seal.



Robin L. Bissey
Notary Public

My commission expires: December 22, 2016



EXHIBIT A

LEGAL DESCRIPTION AC RANCH TO KOLTISKA

A tract of land situated in the S½SW¼ of Section 9 and in the NW¼ of Section 16, Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; being more particularly described as follows:

COMMENCING at the southwest corner of said Section 9 monumented with a 3¼" aluminum cap per PLS 5369; thence N74°24'16"E, 1486.26 feet to the POINT OF BEGINNING of said tract, said point lying on the south right-of-way line of State Highway No. 336 and monumented with a 2" aluminum cap per PLS 5369; thence S11°45'06"E, 226.74 feet along a fence line to a 2" aluminum cap per PLS 5369; thence S08°03'29"E, 104.32 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S11°36'14"E, 658.82 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S47°28'08"W, 42.52 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S25°21'00"W, 83.26 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S01°55'41"E, 28.59 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S29°11'58"E, 54.86 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S05°17'34"E, 313.47 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S22°59'59"W, 329.44 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S50°12'20"W, 275.44 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S22°25'40"E, 141.68 feet to a 2" aluminum cap per PLS 5369 lying on the north right-of-way of the Burlington Northern Railroad; thence S49°27'51"W, 322.67 feet along said north right-of-way to a 2" aluminum cap per PLS 5369; thence, along said northerly line through a curve to the right, having a central angle of 10°40'13", a radius of 2814.93 feet, an arc length of 524.23 feet, a chord bearing of S54°47'55"W, and a chord length of 523.47 feet to a point at the SE Corner of a parcel of land described in Book 542 of deeds, page 249, not monumented; thence leaving said northerly line and following the east boundary of said parcel N01°10'03"E, 2441.10 feet to a point lying on the said south right-of-way line of State Highway No. 336, not monumented; thence N78°44'44"E, 740.80 feet along said south line to the POINT OF BEGINNING.

Said tract contains 42.58 acres of land, more or less.

Also an access easement being forty (40) feet wide situated in the SE¼SW¼ of said Section 9, Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; the north line of said easement being said south right-of-way of State Highway No. 336, and the west line of said easement being the east line of the above described 42.58 acre tract; the west line of said forty (40) foot wide easement being more particularly described as follows:

COMMENCING at the southwest corner of said Section 9 monumented with a 3¼" aluminum cap per PLS 5369; thence N74°24'16"E, 1486.26 feet to the POINT OF BEGINNING of said west line of the forty (40) foot wide easement, the east line being east forty (40) and parallel to said west line and said point lying on the south right-of-way line of State Highway No. 336 and monumented with a 2" aluminum cap per PLS 5369; thence S11°45'06"E, 80.00 feet along a fence line to the POINT OF TERMINUS of said west line.



EXHIBIT B

LEGAL DESCRIPTION TOTAL

A tract of land situated in the S½SW¼ Section 9 and the NW¼ Section 16 Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, as shown on a Boundary Line Adjustment Plat filed in the Sheridan County Courthouse; said tract of land being more particularly described as follows:

BEGINNING at the southwest corner of said Section 9 (monumented with a 3-1/4" aluminum cap per PLS 5369 said point being the point of beginning of a tract of land described in Book 542 of Deeds, Page 249; thence N00°53'16"E, 115.12 feet along the west line of said Section 9 and the west line of said tract described in Book 542 of Deeds to a 2" aluminum cap per PLS 5369 lying on the south right of way line of State Highway No. 336 and being the northwest corner of said tract described in Book 542 of Deeds; thence N78°44'44"E, 1457.83 feet along said south right of way line to a 2" aluminum cap per PLS 5369 at a fence line intersection; thence S11°45'06"E, 226.74 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S08°03'29"E, 104.32 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S11°36'14"E, 658.82 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S47°28'08"W, 42.52 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S25°21'00"W, 83.26 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S01°55'41"E, 28.59 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S29°11'58"E, 54.86 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S05°17'34"E, 313.47 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S22°59'59"W, 329.44 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S50°12'20"W, 275.44 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S22°25'40"E, 141.68 feet along said fence line to a 2" aluminum cap per PLS 5369 lying on the northerly right of way line of the Burlington Northern Railroad; thence S49°27'51"W, 322.67 feet along said northerly right of way line to a 2" aluminum cap per PLS 5369 at the PC of said northerly right of way line; thence along said northerly right of way line through a curve to the right having a radius of 2814.93 feet a delta of 26°11'06", an arc length of 1286.46 feet, a chord bearing of S62°33'21"W and a chord length of 1275.29 feet to a 2" aluminum cap per PLS 5369 lying on the west line of Section 16 and being the southwest corner of said tract described in Book 542 of Deeds; thence N01°07'47"E, 2472.04 feet along said west line to the **POINT OF BEGINNING** of said tract.

Said tract contains 83.23 acres of land, more or less.

Bearings are grid: Grid North=Geodetic North at Longitude 106°51'37.44"W.
Distances are surface.

H:\WP\LD\T56N\2004\2004-094 Total.rtf