



## WARRANTY DEED

Carolyn M. Griffith, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Hidden Valley Properties, LLC, a Colorado limited liability company, GRANTEE, whose address is P.O. Box 70 Big Horn, WY 82833, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 10 day of Jan, 2014. *cg*

*Carolyn M. Griffith*  
Carolyn M. Griffith

STATE OF Wy  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 10<sup>th</sup> day of January, 2014 by *uplc*  
Carolyn M. Griffith.

WITNESS my hand and official seal.

*[Signature]*  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 5-13-14





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BOOK: 545 PAGE: 175 FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**EXHIBIT "A"**

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4, Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point located N. 1°41' East 390.7 feet, thence N. 24° E. 125 feet and North 624.5 feet from the Southwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence North 200 feet, thence North 89° East 290.5 feet, thence South 36°17' East 244.7 feet, and thence South 89° West 435.4 feet to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land conveyed to William L. Pruitt and Linda G. Pruitt as contained in Warranty Deed recorded September 1, 1993 in Book 360, Page 524.