

**CORRECTIVE WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that Mary Joan Kramer, Trustee of the Mary Joan Kramer Trust dated November 20, 2003, 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 Legacy Development, LLC, a Wyoming limited liability company, Grantee, whose address is 40 E. Works, Sheridan, WY 82801, 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:

*As described on Exhibit "A" and shown on Exhibit "B", both of which are attached hereto and incorporated herein;*

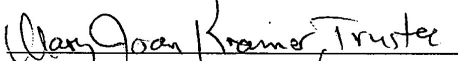
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition.

TOGETHER with all of Grantor's rights, title and interest in and to all minerals and mineral rights, including but not limited to oil, gas, coal, rocks, sand, gravel, and other minerals, located in, on, or under subject property; all of Grantors' rights, title and interest in and to all easements, rights-of-way, and rights to same belonging and inuring to the benefit of subject property, and in and to all strips and gores of land lying between subject property and adjoining property or streets, roads, or highways, open or proposed; all of Grantors' rights, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights, reservoir permits belonging or in any way appertaining to subject property;

SUBJECT TO exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record.

**THIS CORRECTIVE WARRANTY DEED IS EXECTUED AND RECORDED TO CORRECT THE LEGAL DESCRIPTION SET FORTH IN THAT WARRANTY DEED DATED SEPTEMBER 24, 2008, AND RECORDED IN THE SHERIDAN COUNTY CLERK'S OFFICE ON SEPTEMBER 30, 2008, IN BOOK 500 PAGE 0266, AS SAID PREVIOUSLY-RECORDED WARRANTY DEED INCLUDED A TYPOGRAPHICAL ERROR IN THE LEGAL DESCRIPTION, AND THE GRANTOR AND GRANTEE SPECIFICALLY INTEND TO CORRECT SAID LEGAL DESCRIPTION WITH THE DESCRIPTION ATTACHED HERETO.**

MARY JOAN KRAMER TRUST DATED  
NOVEMBER 20, 2003

  
MARY JOAN KRAMER, TRUSTEE

LEGACY DEVELOPMENT, LLC A  
WYOMING LIMITED LIABILITY COMPANY

  
GAVEN CHASE, MEMBER

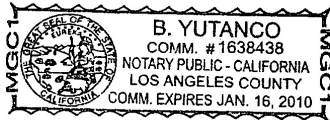
STATE OF CALIFORNIA    )  
                                  ) ss.  
COUNTY OF ORANGE    )

The above and foregoing Corrective Warranty Deed was acknowledged before me by Mary Joan Kramer, Trustee of the Mary Joan Kramer Trust dated November 20, 2003, this 16<sup>th</sup> day of October, 2008.

WITNESS my hand and official seal.

B. Yutanco  
Notary Public

My Commission expires:



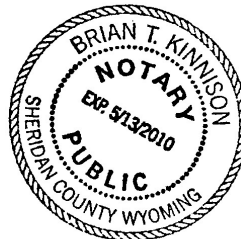
STATE OF WYOMING    )  
                                  ) ss.  
COUNTY OF SHERIDAN    )

The above and foregoing Corrective Warranty Deed was acknowledged before me by Galen Chase, Member of Legacy Development, LLC, a Wyoming limited liability company, this 17<sup>th</sup> day of October, 2008.

WITNESS my hand and official seal.

B. T. Kinnison  
Notary Public

My Commission expires: 5-13-10



**EXHIBIT "A"**

**Record Owner: Mary Joan Kramer**  
**May 22, 2008**

**Re: 55.27 Acre Tract**

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ , and the W $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 3, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 3 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N26°13'25"W, 1438.16 feet to the **POINT OF BEGINNING** of said tract, said point lying on the east line of a tract of land described in Book 389 of Deeds, Page 140; thence N00°49'22"W, 24.00 feet along said east line to a point; thence N78°08'00"W, 18.46 feet along said east line to a point; thence N01°17'18"W, 753.57 feet along said east line to a point; thence N01°31'43"W, 579.85 feet along said east line to the southwest corner of Falcon Ridge Development; thence N78°02'24"E, 250.56 feet along the south line of said Falcon Ridge Development to a point; thence N31°11'13"E, 151.37 feet along said south line to a point; thence S80°46'29"E, 425.33 feet along said south line to a point; thence S64°21'15"E, 353.92 feet along said south line to the southeast corner of said Falcon Ridge Development and the southwest corner of a tract of land described in Book 462 of Deeds, Page 278; thence S62°11'41"E, 263.79 feet along the south line of said tract described in Book 462 of Deeds, Page 278 to a point lying on the west line of a tract of land described in Book 352 of Deeds, Page 32; thence S00°51'24"E, 222.78 feet along said west line to the southwest corner of said tract described in Book 352 of Deeds, Page 32; thence S60°24'58"E, 693.32 feet along the south line of said tract described in Book 352 of Deeds, Page 32, the south line of a tract of land described in Book 362 of Deeds, Page 327, and the south line of a tract of land described in Book 451 of Deeds, Page 467 to a point lying on the west right-of-way line of Wyoming State Highway No. 332 (AKA Big Horn Avenue); thence S00°49'36"E, 98.91 feet along said west right-of-way line to a point; thence, along said west right-of-way line through a non-tangent curve to the right, having a radius of 2794.79 feet, a central angle of 01°59'21", an arc length of 97.02 feet, a chord bearing of S00°08'27"W, and a chord length of 97.02 feet to a point lying on the north line of a tract of land described in Book 435 of Deeds, Page 256; thence N59°57'57"W, 544.59 feet along said north line to the northwest corner of said tract described in Book 435 of Deeds, Page 256; thence S00°52'26"E, 349.90 feet along the west line of said tract described in Book 435 of Deeds, Page 256 to the southwest corner of said tract described in Book 435 of Deeds, Page 256; thence S59°56'40"E, 508.05 feet along the south line of said tract described in Book 435 of Deeds, Page 256 to a point lying on said west right-of-way line of Wyoming State Highway No. 332 (AKA Big Horn Avenue); thence, along said west right-of-way line through a non-tangent curve to the right, having a radius of 2794.79 feet, a central angle of 10°42'22", an arc length of 522.23 feet, a chord bearing of S13°18'54"W, and a chord length of 521.47 feet to a point; thence N78°16'16"W, 100.00 feet to a point; thence S79°48'55"W, 82.00 feet to a point; thence N48°36'59"W, 40.00 feet to a point; thence N75°51'28"W, 116.00 feet to a point; thence N37°17'06"W, 66.00 feet to a point; thence N71°49'07"W, 70.00 feet to a point; thence N37°01'50"W, 85.00 feet to a point; thence N73°35'26"W, 256.00 feet to a point; thence S39°36'33"W, 42.00 feet to a point; thence N84°56'41"W, 71.00 feet to a point; thence S55°21'10"W, 54.00 feet to a point; thence S85°55'22"W, 65.00 feet to a point; thence N46°50'19"W, 62.00 feet to a point; thence N75°05'52"W, 50.00 feet to a point; thence S86°57'30"W, 58.00 feet to a point; thence N59°41'40"W, 80.00 feet to a point; thence S87°15'36"W, 54.00 feet to a point; thence N68°57'29"W, 105.00 feet to a point; thence N29°05'55"E, 112.00 feet to a point; thence N66°35'44"W, 158.00 feet to a point; thence S88°20'32"W, 35.00 feet to a point; thence S39°48'49"W, 30.00 feet to a point; thence S73°37'49"W, 268.43 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 55.27 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

# EXHIBIT "B"

## LEGEND:

- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" BRASS CAP PER PLS 529
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ SET 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1" PLASTIC CAP PER PLS 520
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- FOUND 1-1/2" ALUMINUM CAP UNMARKED
- FOUND 2" ALUMINUM CAP PER PLS 3864
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED (ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED)
- (C) CALCULATED
- WC WITNESS CORNER

PROPERTY/BOUNDARY LINE  
SECTION LINE  
INTERIOR SECTION LINE  
HIGHWAY RIGHT-OF-WAY LINE

±55.27 ACRES

RECORD OWNER:  
MARY JOAN KRAMER  
(BOOK 193, PAGE 10)

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MARY JOAN KRAMER  
(BOOK 193, PAGE 10)



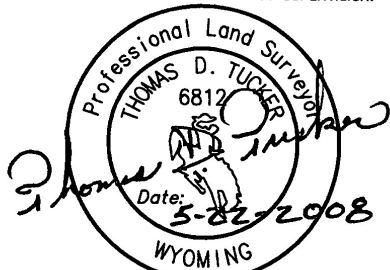
SCALE: 1"=300'

BEARINGS ARE BASED ON THE WYOMING  
COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000235  
DISTANCES ARE SURFACE

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

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## EXHIBIT "B" RECORD OF SURVEY

CLIENT: OLYMPIA PARTNERS; PHILO B. LANGE III, CCIM  
LOCATION: SE1/4NW1/4, SW1/4NE1/4, E1/2E1/2SW1/4,  
W1/2SE1/4, SECTION 3, T55N, R84W, 6TH PRINCIPAL  
MERIDIAN, SHERIDAN COUNTY, WYOMING.

**RESTFELDT**  
SURVEYING  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 28004  
DN: 2008/2008004DN  
PF: T2008004  
MAY 22, 2008

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°49'22"W	24.00'	L14	S85°55'22"W	65.00'
L2	N78°08'00"W	18.46'	L15	N46°50'19"W	62.00'
L3	N78°16'16"W	100.00'	L16	N75°05'52"W	50.00'
L4	S79°48'55"W	82.00'	L17	S86°57'30"W	58.00'
L5	N48°36'59"W	40.00'	L18	N59°41'40"W	80.00'
L6	N75°51'28"W	116.00'	L19	S87°15'36"W	54.00'
L7	N37°17'06"W	66.00'	L20	N68°57'29"W	105.00'
L8	N71°49'07"W	70.00'	L21	S29°05'55"W	112.00'
L9	N37°01'50"W	85.00'	L22	N66°35'44"W	158.00'
L10	N73°35'26"W	256.00'	L23	S88°20'32"W	35.00'
L11	S39°36'33"W	42.00'	L24	S73°37'49"W	268.43'
L12	N84°56'41"W	71.00'			
L13	S55°21'10"W	54.00'			