

WARRANTY DEED

Buffalo Valley Resort, Inc., a Wyoming corporation, 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 Wyoming 4 Eyer, LLC, a Wyoming limited liability company, GRANTEE, whose address is 696 Big Goose Road, 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:

That part of Tract #2 of Big Goose Valley Subdivision, Sheridan County, Wyoming, described as follows, to-wit:

Beginning at the NE corner of Tract #2; thence South a distance of 163.1 feet to a point; thence North 60°57' West, a distance of 152.8 feet to a point that is on the center line of Wyoming Secondary Highway; thence North 56°20' East along the center line of said highway for a distance of 160.4 feet to the point of beginning; AND

**All of Tract #4 of Big Goose Valley Subdivision, Sheridan County, Wyoming;
AND**

Tract #3 of Big Goose Valley Subdivision, Sheridan County, Wyoming;

EXCEPTING THEREFROM that certain parcel of land conveyed to Patrick J. Paur in a Warranty Deed recorded September 7, 1973 in Book 196, Page 249.

EXCEPTING THEREFROM that certain parcel of land conveyed to The Transportation Commission of Wyoming by Warranty Deed recorded on January 10, 1994, in Book 363, Page 391.

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 26 day of August, 2021.

Buffalo Valley Resort, Inc.,
a Wyoming corporation

Harry Washut
Harry Washut, President

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 26th day of August, 2021, by Harry Washut, President of Buffalo Valley Resort, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

[Signature]
Signature of Notarial Officer
Title: Notary Public

