

628027 WARRANTY DEED  
BOOK 502 PAGE 0255  
RECORDED 12/09/2008 AT 10:10 AM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

**WARRANTY DEED**

**SMITH CANYON RANCH PARTNERSHIP, a Wyoming Partnership**, Grantor, whose address is P.O. Box 512, Dayton, Wyoming 82836, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **DUANE NORWOOD, a single person**, Grantee, whose address is 1186 Sixth Avenue East, Sheridan, Wyoming 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

A tract of land situated in the S½NW¼ of Section 33, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 74°06'16" E a distance of 879.28 feet from the West ¼ Corner of said Section 33; thence N 3°06'43" W for a distance of 1,103.92 feet along the East line of Wood rock Estates Subdivision - Phase 2, Sheridan County, Wyoming, to a point in the center of County Road No. 102 (a.k.a. Dayton East Road), this point is witnessed by an aluminum cap monument that bears S 3°06'43" E a distance of 30.03 feet; thence from the point in the center of County Road 102 on a bearing of N 89°25'48" E for a distance of 310.31 feet; thence leaving said County Road centerline on a bearing of S 3°06'43" E for a distance of 30.03 feet to an aluminum cap witness corner; thence continuing from the witness corner on a bearing of S 3°06'43" E for a distance of 794.06 feet; thence N 89°40'09" E for a distance of 125.15 feet; thence S 3°06'43" E for a distance of 132.51 feet; thence N 86°53'17" E for a distance of 60.00 feet to a point on a non-tangent curve; thence along a curve to the right, this curve having a Radius of 330.00 feet, a Central Angle of 13°23'21", an Arc Length of 77.12 feet and a Chord that bears S 3°34'56" W for a distance of 76.94 feet; thence leaving said curve on a bearing of S 74°30'27" E for a distance of 105.36 feet to a point in the center of the South Side Ditch; thence along the centerline of said ditch for the following courses and distances; N 86°35'55" E for a distance of 52.27 feet; thence N 83°13'40" E for a distance of 97.30 feet; thence N 77°25'37" E for a distance of 40.48 feet; thence N 83°36'00" E for a distance of 82.58 feet; thence N 78°49'32" E for a distance of 45.37 feet; thence N 71°23'08" E for a distance of 26.74 feet; thence N 57°29'34" E for a distance of 42.33 feet; thence N 46°14'08" E for a distance of 41.19 feet; thence N 72°18'32" E for a distance of 42.34 feet; thence N 84°12'10" E for a distance of 71.92 feet; thence S 89°31'37" E for a distance of 32.33 feet; thence S 84°57'53" E for a distance of 26.21 feet; thence N 72°51'52" E for a distance of 26.10 feet; thence N 64°50'05" E for a distance of 49.69 feet; thence N 77°33'04" E for a distance of 61.85 feet; thence N 80°07'18" E for a distance of 23.93 feet; thence N 87°56'15" E for a distance of 77.90 feet; thence leaving the centerline of the South Side Ditch on a bearing of

South for a distance of 30.00 feet to an aluminum cap witness corner; thence South for a distance of 1,756.85 feet; thence West for a distance of 919.75 feet to an aluminum cap set by L.S. 580 and marked as being the SW 1/16th corner of said Section 33; thence N 0°04'21" E for a distance of 1,332.95 feet to the Northeast Corner of Lot 27 of the Gold Reef Subdivision, Sheridan County, Wyoming, this point being monumented with an aluminum cap set by L.S. 580 and marked as being the West-Center 1/16th corner of said Section 33; thence along the boundary of said Gold Reef Subdivision for the following courses and distances, S 89°49'21" W for a distance of 311.41 feet; thence N 10°18'38" W for a distance of 292.82 feet; thence S 69°56'37" W for a distance of 92.40 feet; thence S 51°16'47" W for a distance of 29.65 feet to the point of beginning.

Said tract of land contains 46.305 Acres.

Basis of bearing is the East line of the Wood rock Estates Subdivision - Phase 2 plat.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

SUBJECT to the following Covenants which shall run with the land and be binding upon Grantee and its successors and assigns, for a term of ten (10) years from the date of this Warranty Deed:

#### **COVENANTS**

A. Nuisances. No activity shall be carried on upon the land which is or may become a nuisance to the Seller or surrounding neighbors. For the purposes of this paragraph, normal residential and agricultural operations customary in the area shall not be considered a nuisance.

B. Garbage and refuse Disposal. The land shall not be used or maintained as a dumping ground for rubbish, trash, garbage, inoperable machinery or other waste. All trash, garbage, rubbish and other waste materials shall be kept in sanitary containers. All such containers, incinerators or other equipment used for the storage or disposal of such material shall be kept in a clean, sanitary condition and periodically removed from the land and shall not be allowed to accumulate thereon.

C. Miscellaneous.

1. Seller shall have the right to bring an action for injunction for any activity which constitutes a violation of the covenants and to recover actual damages for such violation. In addition, Buyer shall be liable for \$25.00 per day for each day a violation continues. If an action is commenced for damages or violation, Buyer shall be liable for all costs of suit, together with Seller's attorneys fees.
2. If anyone violates or attempts to violate any of these covenants, the Seller may bring a suit against the person or persons violating or attempting to violate the covenant in order to prevent them from violating or attempting to violate the covenant or to recover damages for such violation, and any person found by a court to be in violation of these covenants shall be liable for all costs incurred in prosecuting the suit, including a reasonable attorney's fee, and for liquidated damages in the amount of \$25.00 per day from the date of the notice provided in Paragraph D3 until the violation is cured.
3. Prior to taking the actions or assessing the penalties specified in Paragraphs C1 or C2 above, Seller shall give written notice of violation to the Buyer specifying that if the violation is not fully abated within sixty (60) days of the date of the notice, the remedies specified will be implemented and assessed.
4. Invalidation of any one of these covenants by judgment or court order shall in no way affect the validity of any of the other provisions to these covenants, which shall remain in full force and effect.

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

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 8<sup>th</sup> day of December, 2008.

**SMITH CANYON RANCH PARTNERSHIP**

By: \_\_\_\_\_

**Dave Kalasinsky**  
Manager and General Partner

STATE OF WYOMING     )  
  ) ss.  
County of Sheridan     )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2008, by **Dave Kalasinsky, Manager and General Partner of Smith Canyon Ranch Partnership.**

WITNESS my hand and official seal.



\_\_\_\_\_  
**Carolyn A. Byrd**  
Notary Public

My Commission expires: 7.25.2011.

## EXHIBIT "A"

A tract of land situated in the S½NW¼ of Section 33, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 74°06'16" E a distance of 879.28 feet from the West ¼ Corner of said Section 33; thence N 3°06'43" W for a distance of 1,103.92 feet along the East line of Woodrock Estates Subdivision - Phase 2, Sheridan County, Wyoming, to a point in the center of County Road No. 102 (a.k.a. Dayton East Road), this point is witnessed by an aluminum cap monument that bears S 3°06'43" E a distance of 30.03 feet; thence from the point in the center of County Road 102 on a bearing of N 89°25'48" E for a distance of 310.31 feet; thence leaving said County Road centerline on a bearing of S 3°06'43" E for a distance of 30.03 feet to an aluminum cap witness corner; thence continuing from the witness corner on a bearing of S 3°06'43" E for a distance of 794.06 feet; thence N 89°40'09" E for a distance of 125.15 feet; thence S 3°06'43" E for a distance of 132.51 feet; thence N 86°53'17" E for a distance of 60.00 feet to a point on a non-tangent curve; thence along a curve to the right, this curve having a Radius of 330.00 feet, a Central Angle of 13°23'21", an Arc Length of 77.12 feet and a Chord that bears S 3°34'56" W for a distance of 76.94 feet; thence leaving said curve on a bearing of S 74°30'27" E for a distance of 105.36 feet to a point in the center of the South Side Ditch; thence along the centerline of said ditch for the following courses and distances; N 86°35'55" E for a distance of 52.27 feet; thence N 83°13'40" E for a distance of 97.30 feet; thence N 77°25'37" E for a distance of 40.48 feet; thence N 83°36'00" E for a distance of 82.58 feet; thence N 78°49'32" E for a distance of 45.37 feet; thence N 71°23'08" E for a distance of 26.74 feet; thence N 57°29'34" E for a distance of 42.33 feet; thence N 46°14'08" E for a distance of 41.19 feet; thence N 72°18'32" E for a distance of 42.34 feet; thence N 84°12'10" E for a distance of 71.92 feet; thence S 89°31'37" E for a distance of 32.33 feet; thence S 84°57'53" E for a distance of 26.21 feet; thence N 72°51'52" E for a distance of 26.10 feet; thence N 64°50'05" E for a distance of 49.69 feet; thence N 77°33'04" E for a distance of 61.85 feet; thence N 80°07'18" E for a distance of 23.93 feet; thence N 87°56'15" E for a distance of 77.90 feet; thence leaving the centerline of the South Side Ditch on a bearing of South for a distance of 30.00 feet to an aluminum cap witness corner; thence South for a distance of 1,756.85 feet; thence West for a distance of 919.75 feet to an aluminum cap set by L.S. 580 and marked as being the SW 1/16th corner of said Section 33; thence N 0°04'21" E for a distance of 1,332.95 feet to the Northeast Corner of Lot 27 of the Gold Reef Subdivision, Sheridan County, Wyoming, this point being monumented with an aluminum cap set by L.S. 580 and marked as being the West-Center 1/16th corner of said Section 33; thence along the boundary of said Gold Reef Subdivision for the following courses and distances, S 89°49'21" W for a distance of 311.41 feet; thence N 10°18'38" W for a distance of 292.82 feet; thence S 69°56'37" W for a distance of 92.40 feet; thence S 51°16'47" W for a distance of 29.65 feet to the point of beginning.

Basis of bearing is the East line of the Woodrock Estates Subdivision - Phase 2 plat.

## EXHIBIT "B"

A tract of land situated in Lot 3 and Lot 4, Section 3, Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, and the  $S\frac{1}{2}SW\frac{1}{4}$  of Section 34, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the northwest corner of said Section 3; thence  $N01^{\circ}19'07''W$ , 1278.21 feet along the west line of a tract of land described in Book 383 of Deeds, Page 106 and the west line of said  $S\frac{1}{2}SW\frac{1}{4}$  of Section 34 to the northwest corner of a tract of land described in Book 455 of Deeds, Page 626; thence  $N88^{\circ}51'40''E$ , 1424.59 feet along the north line of said tract described in Book 455 of Deeds, Page 626 and the north line of the  $S\frac{1}{2}SW\frac{1}{4}$  to the northwest corner of a tract of land described in Book 472 of Deeds, Page 632; thence  $S18^{\circ}07'24''E$ , 476.31 feet along the westerly line of said tract described in Book 472 of Deeds, Page 632 to a point; thence, along said westerly line through a curve to the right having a radius of 5749.40 feet, a central angle of  $01^{\circ}06'00''$ , an arc length of 110.38 feet; a chord bearing of  $S17^{\circ}34'24''E$ , and a chord length of 110.38 feet to a point; thence  $S17^{\circ}01'30''E$ , 761.40 feet along said westerly line to a point on the south line of said  $S\frac{1}{2}SW\frac{1}{4}$ , said point being the southwest corner of said tract described in Book 472 of Deeds, Page 632; thence  $S89^{\circ}21'17''W$ , 20.85 feet along said south line of the  $SE\frac{1}{4}SW\frac{1}{4}$  to a point lying on the centerline of U.S. Highway No. 14, said point lying on the easterly line of said tract described in Book 455 of Deeds, Page 626; thence  $S17^{\circ}01'30''E$ , 4.14 feet along said centerline and easterly line of said tract described in Book 455 of Deeds, Page 626 to a point; thence  $S88^{\circ}41'52''W$ , 326.55 feet along said easterly line of said tract described in Book 455 of Deeds, Page 626 to a point; thence  $S17^{\circ}53'23''W$ , 394.18 feet along said easterly line of said tract described in Book 455 of Deeds, Page 626 to a point; thence  $S02^{\circ}57'51''E$ , 328.13 feet along said easterly line of said tract described in Book 455 of Deeds, Page 626 to a point, said point being the southeast corner of said tract described in Book 455 of Deeds, Page 626; thence  $S89^{\circ}40'57''W$ , 1367.35 feet along the south line of said tract described in Book 455 of Deeds, Page 626, said point lying on the west line of Lot 4 of said Section 3; thence  $N01^{\circ}29'16''E$ , 702.00 feet along said west line of Lot 4 and west line of said tract described in Book 455 of Deeds, Page 626 to the POINT OF BEGINNING.

## ALSO

Lot 27 of the Gold Reef Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Drawer G of Plats, Plat number 16, in the Office of the Sheridan County Clerk.