

**QUITCLAIM DEED**

**LARRY E. HANFT and VICKI D. HANFT, husband and wife**, Grantors, of HC 64 Box 190, 192 Beckton Road, Dayton, Wyoming 82836, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, CONVEY and QUITCLAIM to **KAUFMANN RANCH, a Wyoming Limited Partnership**, Grantee, whose address is HC 64 Box 190, 192 Beckton Road, Dayton, Wyoming 82836, of all Grantors' right, title and interest, including any after-acquired title, in the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

Township 57 North, Range 86 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming  
("Kaufmann Place")

Section 24: E $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 24: W $\frac{1}{2}$ SW $\frac{1}{4}$ , EXCEPT the following described tract of land, to-wit:

Beginning at a point located S.0°28'E., a distance of 891.4 feet from the true position for the West one quarter corner of Section 24; thence S.89°45'E., a distance of 692.25 feet; thence S.13°36'W., a distance of 570.10 feet; thence S.4°24'E., a distance of 328.35 feet; thence along the North bank of the Tongue River for a distance of 587.65 feet with a bearing of N.78°57'W., thence N.0°28'W., along the West boundary line of Section 24, a distance of 771.60 feet to the point of beginning, containing 11.442 acres, more or less.

ALSO EXCEPT the following described tract of land, to-wit:

Commencing at the West quarter corner of said Section 24; thence S.20°53'20"E., a distance of 1572.70 feet to the point of beginning of the herein described parcel, said point being on the East line of a tract of land described in Book 334 of Deeds, Page 18; thence S.84°11'54"E., a distance of 92.41 feet to a point; thence S.19°57'08"E., a distance of 214.01 feet to a point; thence S.50°16'59"W., a distance of 182.61 feet to the SE Corner of said tract described in Book 334 of Deeds, Page 18; thence N04°16'55"W., a distance of 328.11 feet along the East line of said tract to the point of beginning, said parcel containing 33,314.83 square feet, more or less.

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 BOOK 513 PAGE 0030  
 RECORDED 01/14/2010 AT 04:10 PM  
 AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

Section 24: SW $\frac{1}{4}$ NW $\frac{1}{4}$ , EXCEPT the following described tract of land, to-wit:

Beginning at the NW Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence South along the West line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  to the intersection of said West line with the North line of the Ranchester-Dayton Highway, known as Highway Number 14; thence Northeasterly, along the North line of said Highway to the intersection of said highway with the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence Westerly along the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  to the place of beginning.

Section 25: NW $\frac{1}{4}$ NW $\frac{1}{4}$

ALSO INCLUDING all of those parts of Sections 4, 5, 8 and 9 located in Township 56 North, Range 86 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, lying East of County Road No. 89 ("Part of Little Tongue Ranch lying East of County Road").

TOGETHER WITH all improvements situate thereon, all appurtenances and hereditaments appertaining thereto, all access easements, and all water, water rights, ditches and ditch rights thereunto belonging, including 3.57 shares of the OZ & K Ditch Company, a Wyoming corporation.

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.

FURTHER SUBJECT to that certain Agreement to Convey Real Property dated April 15, 2004 by and between Marilyn F. Grams, Trustee, and Tongue River Valley Community Center, a Wyoming non-profit corporation.

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

WITNESS my hand this 5<sup>th</sup> day of January, 2010 ~~December~~, 2009.

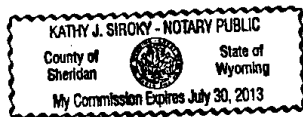
  
LARRY E. HANFT

  
VICKI D. HANFT

STATE OF WYOMING )  
 ) ss.  
County of Sheridan )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of ~~December~~, 2009, by **LARRY E. HANFT** and **VICKI D. HANFT**.  
*January 10*

WITNESS my hand and official seal.



My Commission expires: July 30, 2013

*Kathy J. Siromy*  
\_\_\_\_\_  
Notary Public