

**TRUSTEES' DEED**

VALERIE L. SPANOS, KAREN J. TURNER AND THOMAS C. LAYA, TRUSTEES OF THE WILLIAM J. LAYA TRUST DATED NOVEMBER 19, 1993, AND ALSO TRUSTEES OF THE JOYCE J. LAYA TRUST DATED NOVEMBER 19, 1993, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and quitclaim to THOMAS CHARLES LAYA, TRUSTEE OF THE LAYA LAND TRUST U/A DATED JUNE 3, 2013 (herein referred to as "Grantee"), whose address is 226 North Brooks Street, Sheridan, WY 82801, all of Grantors' interest in the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

Township 57 North, Range 85 West, 6th P.M.,  
Sheridan County, Wyoming

Section 10: SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, N<sup>1</sup>/<sub>2</sub>S<sup>1</sup>/<sub>2</sub>, SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>

Section 11: W<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>

Section 14: W<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>, NW<sup>1</sup>/<sub>4</sub>, and that part of the S<sup>1</sup>/<sub>2</sub> described as commencing at the half section corner between Section 14 and 15, in Township 57 North, Range 85 West, 6th P.M., being the northwest corner of the NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of said Section 14 as the point of beginning; thence south along the section line 1,000 feet, more or less, to the north line of the right-of-way of the Grand Island & Northern Wyoming Railroad Company, thence running in a southeasterly direction along the north line of the said right-of-way to a point on the east section line of said Section 14, which said point is 408 feet, more or less, south of the northeast corner of the SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of said Section 14, thence running north along said section line to a point, which said point is 27 feet north of the northeast corner of the SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>, of said Section 14, thence running in a northwesterly direction 1,336 feet to a point on the north and south dividing line between the E<sup>1</sup>/<sub>2</sub> of the E<sup>1</sup>/<sub>2</sub> of said Section 14, which point is 435 feet north of the line of the said right-of-way and 1,115 feet south of the northwest corner of the NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of said Section 14, from said last named point running thence north along said division line 1,115 feet to the said northwest corner of the said NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of said Section 14, thence running west to the point of beginning.

**Section 15: E<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>**

ALSO EXCEPTING THEREFROM that certain parcel of land conveyed to:\*  
**EXCEPTING, THEREFROM** two parcels conveyed to The State  
Highway Commission of Wyoming in Book 291 of Deeds, page  
545, and more particularly described as follows:

**PARCEL NO 1.**

All that portion of the SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, of Section 15, Township 57  
North, Range 85 West of the 6th P.M., Wyoming lying south of a  
parallel right-of-way line of hereinafter stated distances to the right  
or northerly side when measured at right angles or radially to the  
following described survey line of highway, said parallel right-of-  
way line begins on the east boundary and ends on the west  
boundary of said SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>:

Beginning at a point on the east boundary of said Section 15 from  
which the east quarter corner thereof bears N 0 degrees 28' 05.6"  
W a distance of 149.81 feet, said point of beginning also being  
located on a 1 degree 00' circular curve concave to the north, the  
radius of which is 5,729.58 feet and at which point a line tangent to  
said curve bears N 72 degrees 30' 36.7" W;

thence with said parallel right-of-way lines 275 feet to the right or  
northerly side along said curve through a central angle of 5 degrees  
43' 32.4" a distance of 572.57 feet;

thence with said parallel right-of-way line 200 feet to the right or  
northerly side continuing along said curve through a central angle  
of 2 degrees 22' 02.6" a distance of 236.74 feet to the point of  
ending of said curve;

thence continuing with said parallel right-of-way line 200 feet to  
the right or northerly side, N 64 degrees 25' 01.6" W a distance of  
720 feet, more or less, until said parallel right-of-way line  
intersects said west boundary.

**PARCEL NO 2.**

All those portions of the SW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> of Section 14, Township 57  
North, Range 85 West of the 6th P.M. and of a tract of land lying  
in the S<sup>1</sup>/<sub>2</sub> of said Section 14 as described in Book 54 at page 569  
of the Sheridan County Records, lying between the southerly right-  
of-way boundary as described in Book 102 at page 72 of the  
Sheridan County Records and a parallel right-of-way line of  
hereinafter stated distances to the left or northerly side when  
measured at right angles or radially to the following described  
survey line of highway, said parallel right-of-way line begins on  
the west boundary of said Section 14 and ends on the east  
boundary of the NW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of said Section 14:

\*The Grand Island and Northern Rail Road Company described in  
Right of Way Deed recorded July 11, 1893 in Book E, Page 241.



Commencing at a point on the west boundary of said Section 14 from which the west quarter corner thereof bears N 0 degrees 28' 05.6" W a distance of 149.81 feet;

thence N 72 degrees 02' 27.0" W a distance of 93.81 feet to the True Point of Beginning said True Point of Beginning also being located on a 1 degree 00' circular curve concave to the north the radius of which is 5,729.58 feet and at which point a line tangent to said curve bears S 71 degrees 34' 17.4" E;

thence with said parallel right-of-way line 275 feet to the left or northerly side, southeasterly along said curve through a central angle of 4 degrees 12' 46.9" a distance of 421.30 feet;

thence with said parallel right-of-way line 175 feet to the left or northerly side continuing southeasterly along said curve through a central angle of 12 degrees 04' 09.8" a distance of 1,206.94 feet to the point of ending of said curve;

thence continuing with said parallel right-of-way line 175 feet to the left or northerly side, S 87 degrees 51' 14.1" E a distance of 93.06 feet;

thence with said parallel right-of-way line 200 feet to the left a northerly side continuing S 87 degrees 51' 14.1" E a distance of 800 feet;

thence with said parallel right-of-way line 300 feet to the left or northerly side, continuing S 87 degrees 51' 14.1" E distance of 438.99 feet to the point of beginning of a 0 degrees 45' 1" circular curve concave to the south the radius of which is 7,639.44 feet;

thence continuing with said parallel right-of-way line 300 feet to the left or northerly side, southeasterly along said curve through a central angle of 5 degrees 26' 54.8" a distance of 726.47 feet, to the point of ending of said curve;

thence continuing with said parallel right-of-way line 300 feet to the left or northerly side, S 82 degrees 24' 19.3" E a distance of 435 feet, more or less, until said southerly right-of-way boundary as described in Book 102 at page 72 intersects the east boundary of said NW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>.

NOTE: All bearings and distances in these descriptions are based on the Wyoming State Plane Coordinate System, East Central Zone, modified to Wyoming Highway Department Coordinate System by an adjustment factor of 1.0003000.

Containing in all 894 acres, more or less, and also being subject to all easements, rights-of-way and reservations of record.

TOGETHER WITH all improvements located thereon or appertaining thereto;



**2019-754962** 12/31/2019 12:49 PM PAGE: 4 OF 7  
FEES: \$30.00 PK TRUSTEE DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**BUT RESERVING UNTO GRANTORS, all oil, gas, coal and other minerals of every kind which Grantors own and which are located in or under said lands;**

**AND SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record;**

**AND SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.**

**Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.**

**Separate signature pages attached**

The foregoing Trustees' Deed was signed this 27<sup>th</sup> day of December, 2019.

Valerie L. Spanos

Valerie L. Spanos as Trustee of the Joyce J. Laya Trust Dated November 19, 1993 and also Trustee of the William J. Laya Trust Dated November 19, 1993

STATE OF WYOMING )  
County of Sheridan ) ss.

The above and foregoing Trustees' Deed was subscribed, sworn to and acknowledged before me this 27<sup>th</sup> day of December, 2019, by Valerie L. Spanos as Trustee of the Joyce J. Laya Trust Dated November 19, 1993 and Trustee of the William J. Laya Trust Dated November 19, 1993.

WITNESS my hand and official seal.

[Signature]  
Notarial Officer

My Commission expires: 5-13-22



The foregoing Trustees' Deed was signed this 27<sup>th</sup> day of December, 2019.

Karen J. Turner  
Karen J. Turner as Trustee of the Joyce J. Laya Trust Dated November 19, 1993 and also as Trustee of the William J. Laya Trust Dated November 19, 1993

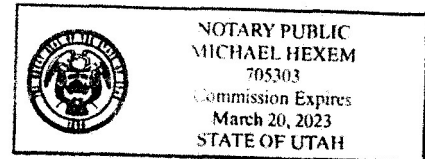
STATE OF Utah )  
County of Salt Lake ) ss.

The above and foregoing Trustees' Deed was subscribed, sworn to and acknowledged before me this 27<sup>th</sup> day of December, 2019, by Karen J. Turner as Trustee of the Joyce J. Laya Trust Dated November 19, 1993 and also as Trustee of the William J. Laya Trust Dated November 19, 1993.

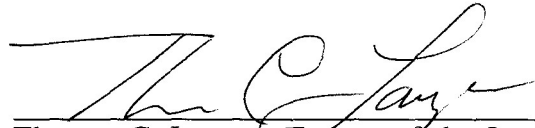
WITNESS my hand and official seal.

[Signature]  
Notarial Officer

My Commission expires: 03/20/2023



The foregoing Trustees' Deed was signed this 27 day of  
December, 2019.

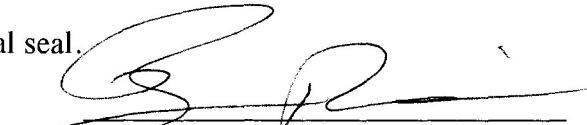


Thomas C. Laya as Trustee of the Joyce J. Laya Trust Dated November 19, 1993 and also as Trustee of the William J. Laya Trust Dated November 19, 1993

STATE OF SHERIDAN )  
: ss.  
County of Sheridan )

The above and foregoing Trustees' Deed was subscribed, sworn to and acknowledged before me this 27th day of December, 2019, by Thomas C. Laya as Trustee of the Joyce J. Laya Trust Dated November 19, 1993 and also as Trustee of the William J. Laya Trust Dated November 19, 1993.

WITNESS my hand and official seal.

  
Notarial Officer

My Commission expires: 5-13-22



**NO. 2019-754962 TRUSTEE DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801