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526372 WARRANTY DEED
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RECORDED 11/30/2005 AT 02:30 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

WARRANTY DEED

For value received, Leandro P. Rizzuto, a single individual, ("Grantor") conveys and warrants to Sheridan County Historical Society, a Wyoming corporation, ("Grantee") whose address is P. O. Box 73, Sheridan, WY 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lot 1 of the Mountain View Business Park, a subdivision in Sheridan County, Wyoming, filed May 1, 1998 in Drawer "M", Plat No. 51, Records of Sheridan County Clerk.

TOGETHER WITH all improvements and fixtures situate thereon.

Grantor also conveys to Grantee all of Grantor's interest in the following easements:

1. An easement for the purposes of construction and maintenance of a drainage ditch, such easement being described as an easement 15 feet in width across the property located immediately north of Lot 1 (which includes Lots 2 and 3 of the Mountain View Business Park and the property immediately north of Lot 1 and west of Lot 3) and extending along the entire northern boundary of Lot 1 of the Mountain View Business Park.

2. That certain 20 foot by 20 foot sign easement located within Lot 6, Mountain View Business Park for signage and an easement 20 foot in width along the southern boundary of Lot 6 of Sibley Circle to the 20 foot by 20 foot sign easement for purposes of ingress and egress to the 20 foot by 20 foot sign easement on Lot 6 for purposes of construction and maintenance thereof.

All property conveyed by this deed is conveyed subject to all exceptions, reservations, easements, covenants, restrictions and rights of record and subject to all building, zoning and subdivision laws and regulations and subject to taxes and assessments for 2005 and subsequent years and subject to any state of facts that would be disclosed by an accurate survey or physical inspection of the premises.

By acceptance of this deed, Grantee accepts the property in its entirety in "as is, where is condition".

Dated this 31st day of October, 2005.

Leandro P. Rizzuto

State of CONNECTICUT)
County of FAIRFIELD)

The foregoing instrument was acknowledged before me by Leandro P. Rizzuto this 31st day of October, 2005. Witness my hand and official seal.

Kathleen A. Andrade
Notary Public

KATHLEEN A. ANDRADE
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2006

My commission expires: Aug. 31, 2006

KATHLEEN A. ANDRADE NOTARY PUBLIC CONNECTICUT