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WARRANTY DEED

Mary Joan Kramer, Trustee of the Mary Joan Kramer Trust dated November 20, 2003, 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 Legacy Development, LLC, a Wyoming limited liability company, GRANTEE, whose address is 40 E. Works, 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:

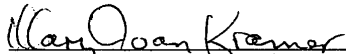
See Exhibit "A" attached hereto and incorporated herein;

TOGETHER with all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition.

TOGETHER with all of Grantor's rights, title and interest in and to all minerals and mineral rights, including but not limited to oil, gas, coal, rocks, sand, gravel, and other minerals, located in, on, or under subject property; all of Grantor's rights, title and interest in and to all easements, rights-of-way, and rights to same belonging and inuring to the benefit of subject property, and in and to all strips and gores of land lying between subject property and adjoining property or streets, roads, or highways, open or proposed; all of Grantor's rights, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights, reservoir permits belonging or in any way appertaining to subject property;

SUBJECT TO exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record.

WITNESS my hand this 24 day of September, 2008.


Mary Joan Kramer, Trustee

**CALIFORNIA NOTARY BLOCK
ON ATTACHED SEDOND PAGE**

622744 WARRANTY DEED
BOOK 500 PAGE 0266
RECORDED 09/30/2008 AT 03:40 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

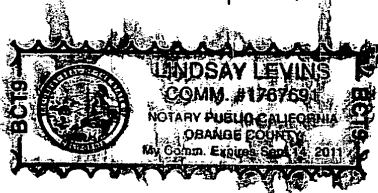
STATE OF CALIFORNIA)
COUNTY OF Orange)ss.

The above and foregoing WARRANTY DEED was acknowledged before me by Mary Joan Kramer, Trustee of the Mary Joan Kramer Trust dated November 20, 2003, in Trust, on this 24 day of September, 2008.

WITNESS my hand and official seal.

Lindsay Levins
Notary Public

My commission expires: Sept. 14, 2011



A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{4}$ E $\frac{1}{2}$ SW $\frac{1}{4}$, and the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 3, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 3 (Monumented with a 3/4" Aluminum Cap per PLS 6812); thence N26°13'25" W, 1438.16 feet to the POINT OF BEGINNING of said tract, said point lying on the east line of a tract of land described in Book 389 of Deeds, Page 140; thence N00°49'22"W, 24.00 feet along said east line to a point; thence N78°08'00"W, 18.46 feet along said east line to a point; thence N01°17'18"W, 753.57 feet along said east line to a point; thence N01°31'43"W, 579.85 feet along said east line to the southwest corner of Falcon Ridge Development; thence N78°02'24"E, 250.56 feet along the south line of said Falcon Ridge Development to a point; thence N31°11'13"E, 151.37 feet along said south line to a point; thence S80°46'29"E, 425.33 feet along said south line to a point; thence S64°21'15"E, 353.92 feet along said south line to the southeast corner of said Falcon Ridge Development and the southwest corner of a tract of land described in Book 462 of Deeds, Page 278; thence S62°11'41"E, 263.79 feet along the south line of said tract described in Book 462 of Deeds, Page 278 to a point lying on the west line of a tract of land described in Book 352 of Deeds, Page 32; thence S00°51'24"E, 222.78 feet along said west line to the southwest corner of said tract described in Book 352 of Deeds, Page 32; thence S60°24'58"E, 693.32 feet along the south line of said tract described in Book 352 of Deeds, Page 32, the south line of a tract of land described in Book 362 of Deeds, Page 327, and the south line of a tract of land described in Book 451 of Deeds, Page 467 to a point lying on the west right-of-way line of Wyoming State Highway No. 332 (AKA Big Horn Avenue); thence S00°49'36"E, 989.11 feet along said west right-of-way line to a point; thence, along said west right-of-way line through a non-tangent curve to the right, having a radius of 2794.79 feet, a central angle of 01°59'21", an arc length of 97.02 feet, a chord bearing of S00°08'27"W, and a chord length of 97.02 feet to a point lying on the north line of a tract of land described in Book 435 of Deeds, Page 256; thence N59°57'57"W, 544.59 feet along said north line to the northwest corner of said tract described in Book 435 of Deeds, Page 256; thence S00°52'26"E, 349.90 feet along the west line of said tract described in Book 435 of Deeds, Page 256 to the southwest corner of said tract described in Book 435 of Deeds, Page 256; thence S59°56'40"E, 508.05 feet along the south line of said tract described in Book 435 of Deeds, Page 256 to a point lying on said west right-of-way line of Wyoming State Highway No. 332 (AKA Big Horn Avenue); thence, along said west right-of-way line through a non-tangent curve to the right, having a radius of 2794.79 feet, a central angle of 10°42'22", an arc length of 522.23 feet, a chord bearing of S13°18'54"W, and a chord length of 521.47 feet to a point; thence N78°16'16"W, 100.00 feet to a point; thence S79°48'55"W, 82.00 feet to a point; thence N48°36'59"W, 40.00 feet to a point; thence N75°51'28"W, 116.00 feet to a point; thence N37°17'06"W, 66.00 feet to a point; thence N71°49'07"W, 70.00 feet to a point; thence N37°01'50"W, 85.00 feet to a point; thence N73°35'26"W, 256.00 feet to a point; thence S39°36'33"W, 42.00 feet to a point; thence N84°56'41"W, 71.00 feet to a point; thence S55°21'10"W, 54.00 feet to a point; thence S85°55'22"W, 65.00 feet to a point; thence N46°50'19"W, 62.00 feet to a point; thence N75°05'52"W, 50.00 feet to a point; thence S86°57'30"W, 58.00 feet to a point; thence N59°41'40"W, 80.00 feet to a point; thence S87°15'36"W, 54.00 feet to a point; thence N68°57'29"W, 105.55 feet to a point; thence N29°05'55"E, 112.00 feet to a point; thence N66°35'44"W, 158.00 feet to a point; thence S88°20'32"W, 35.00 feet to a point; thence S39°48'49"W, 30.00 feet to a point; thence S73°37'49"W, 268.43 feet to the POINT OF BEGINNING of said tract.