



STIPULATION AND CROSS CONVEYANCE

This Stipulation and Cross Conveyance is hereby entered into by and among **Thomas W. George**, of Austin, Texas (“George”), **Peter R. and Antionette S. Davis**, husband and wife, of Sheridan County, Wyoming (the “Davises”), and **Robert and Constance Goodson**, husband and wife, of Sheridan County, Wyoming (the “Goodsons”).

WHEREAS, questions have arisen and uncertainties exist with respect to the exact interest of the parties in regard to the ownership of land in Sheridan County, Wyoming, more particularly described as follows:

Township 54 North, Range 83 West, 6th P.M.
Sec. 28: NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$

(the “George Land”); and

Lot 2 of the Taylor Minor Subdivision.
A subdivision in Sheridan County, Wyoming, as recorded in Book T of Plats,
Page 21.

and

Lot 14, Fetterman Hills Subdivision.
A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats,
Page 308.

(the “Goodson Land”); and

Lot 2, Fetterman Hills Subdivision.
A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats,
Page 308

(the “Davis Land”); and



WHEREAS, it is the intention of each of the parties hereto to stipulate and agree as to their respective interests in said lands and by conveyance to establish these interests as hereinafter hereinafter mentioned; and

WHEREAS, by that certain Executors' Deed dated January 21, 1985, recorded in Book 291 at Page 565 in the Sheridan County, Wyoming records, from William A. Harper and Elizabeth W. Nimick, as Executors of the Estate of Ethel M. Harper, deceased, to Thomas W. George (the "George Executors' Deed"), the lands described therein were conveyed as described; and

WHEREAS, by that certain Warranty Deed dated January 21, 1985, recorded in Book 291 at Page 568 in the Sheridan County, Wyoming records, from William A. Harper and Shirley B. Harper, husband and wife, to Thomas W. George (the "George Warranty Deed"), the lands described therein were conveyed as described; and

WHEREAS, the Fetterman Hills Subdivision was created by a Plat dated November 1, 1980, recorded in Book 1 of Plats, Page 308 covering

A tract of land located in the $W\frac{1}{2}SE\frac{1}{4}$ and the $E\frac{1}{2}SW\frac{1}{4}$ of Section 28, T54N/R83W of the 6th P.M., Sheridan County, Wyoming. Beginning at the South $\frac{1}{4}$ corner of said Section 28; thence S $88^{\circ} 28' 27''$ W, 918.08 feet; thence N $10^{\circ} 57' 13''$ E, 560.39 feet; thence on a non tangent curve to the left, said curve has a central angel of $60^{\circ} 26' 36''$, a length 474.72 feet and a radius of 450.00 feet, said curve bears N $26^{\circ} 21' 57''$ E, along the chord said chord has a distance 453-01 feet; thence N $71^{\circ} 43' 04''$ W, 379.50 feet; thence N $01^{\circ} 28' 35''$ W, 70.07 feet; thence N $00^{\circ} 21' 35''$ W, 1498.51 feet; thence N $89^{\circ} 21' 28''$ E, 2715.72 feet; thence S $01^{\circ} 01' 26''$ E, 1343.28 feet; thence S $03^{\circ} 50' 47''$ E, 291.19 feet; thence S $59^{\circ} 28' 47''$ W, 221.58 feet; thence S $10^{\circ} 12' 04''$ W, 353.76 feet; thence S $72^{\circ} 43' 40''$ E, 116.59 feet; thence S $00^{\circ} 13' 10''$ W, 330.59 feet; thence N $87^{\circ} 22' 02''$ E, 198.59 feet; thence S $03^{\circ} 50' 47''$ E, 190.92 feet; thence S $89^{\circ} 38' 56''$ W, 1442.83 feet to the point of beginning and containing 151.15 acres more or less.

(the "Fetterman Plat"); and



WHEREAS, the Taylor Minor Subdivision was created by a Plat dated May 16, 1995,
recorded in Book T of Plats, Page 21 covering

The subdivision of Lots 15 and 16 of Fetterman Hills Subdivision located in the
NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 54 North, Range 83 West, of the Sixth Principal
Principal Meridian, Sheridan County, Wyoming.

(the "Taylor Minor Plat"); and

WHEREAS, by that certain Warranty Deed dated December 23, 1992, recorded in Book 355
at Page 495 in the Sheridan County, Wyoming records, from Faye Means to Peter R. Davis and
Antionette S. Davis, husband and wife (the "Davis Deed"), the lands described therein were conveyed
as described; and

WHEREAS, by that certain Warranty Deed dated November 6, 1998, recorded in Book 399 at
Page 198 in the Sheridan County, Wyoming records, from Jerry A. Fletcher and Harriett A. Fletcher,
husband and wife, to Robert B. Goodson and Constance E. Goodson, husband and wife (the
"Goodson Deed"), the lands described therein were conveyed as described; and

WHEREAS, a conflict exists as to the actual extent and location of the George Land, Goodson
Land, and Davis Land described in the George Warranty, George Executors', Davis, and Goodson
Deeds due to existing fences and conflicting surveys, plat, and deed descriptions;

THEREFORE, the undersigned wish to clarify the ownership of the George Land, Goodson
Land, and Davis Land and hereby stipulate and agree:



1. That the land owned by Robert B. Goodson and Constance E. Goodson, husband and wife, is described as: All that portion of

Lot 2 of the Taylor Minor Subdivision.

A subdivision in Sheridan County, Wyoming, as recorded in Book T of Plats, Page 21.

and

Lot 14, Fetterman Hills Subdivision.

A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 308.

lying south of the northern boundary line described in the Fetterman and Taylor Minor Plats.

2. That the land owned by Peter R. Davis and Antionette S. Davis, husband and wife is described as: All that portion of

Lot 2, Fetterman Hills Subdivision.

A subdivision in Sheridan County, Wyoming, as recrded in Book 1 of Plats, Page 308

lying south of the northern boundary line described in the Fetterman and Taylor Minor Plats.

and

3. That the land owned by Thomas W. George is described as: All that portion of

Township 54 North, Range 83 West, 6th P.M.

Sec. 28: NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$

lying north of the northern boundary line described in the Fetterman and Taylor Minor Plats.

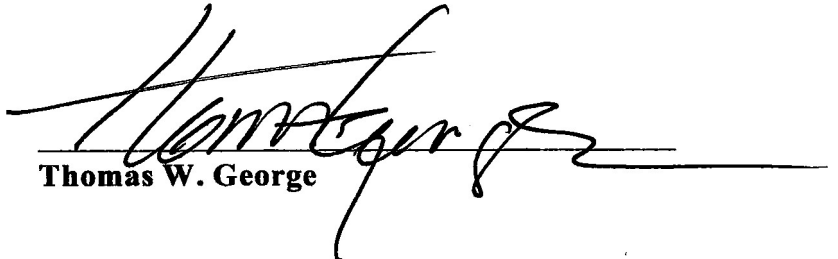


4. This Agreement is a conveyance as defined by Wyoming Statutes Annotated § 34-1-102 (LexisNexis 2013) and shall be recorded in the records of the Clerk and County Recorder of Sheridan County, Wyoming.

It is further stipulated and agreed that each of Thomas W. George; Peter R. Davis and Antoinette S. Davis, husband and wife; and Robert B. Goodson and Constance E. Goodson, husband and wife, are the owners of the interest as set forth above in the said lands and that regardless of any interpretation of instruments on record in regard thereto, each party does hereby grant, bargain, sell, quitclaim and convey to the other whatever interest is necessary, including any after acquired title, to effect the ownership as described above.

This instrument shall be binding upon and is effective as to each party executing this instrument, and their respective heirs, successors and assigns.

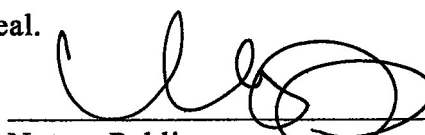
This Stipulation and Cross Conveyance may be signed in counterparts by the various parties and assembled into one and the same document, but shall be effective as of December 1, 2014.


 Thomas W. George

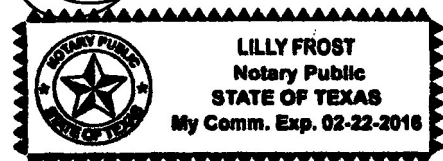
STATE OF TEXAS)
) ss.
 COUNTY OF TRAVIS)

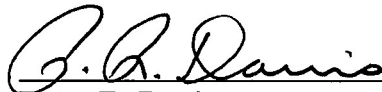
The foregoing Corrected Stipulation and Cross Conveyance was acknowledged before me this 26 day of January, 2015, by Thomas W. George.

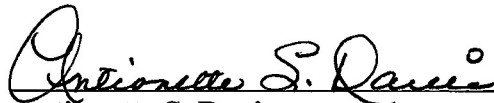
WITNESS my hand and official seal.


 Notary Public

My commission expires: 02-22-2016



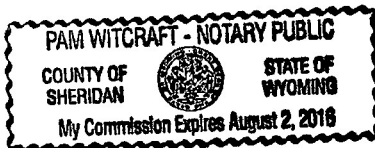

Peter R. Davis

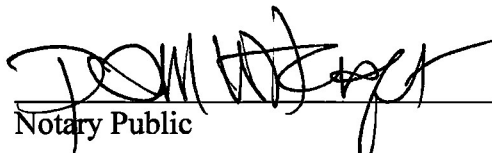

Antionette S. Davis

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing Stipulation and Cross Conveyance was acknowledged before me this 17th
day of ~~December, 2014~~, by Peter R. Davis and Antionette S. Davis, husband and wife.
February, 2015

WITNESS my hand and official seal.




Notary Public

My commission expires: August 2, 2016



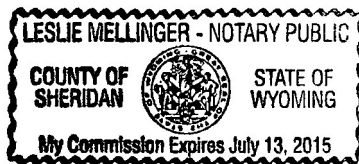
Robert B. Goodson

Constance E. Goodson

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing Stipulation and Cross Conveyance was acknowledged before me this 4th day of ~~January~~ February, 2015, by Robert B. Goodson and Constance E. Goodson, husband and wife.

WITNESS my hand and official seal.


Notary Public

My commission expires: July 13, 2015

NO. 2015-718097 STIPULATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LONABAUGH & RIGGS DRAWER 5059
SHERIDAN WY 82801