

## WARRANTY DEED

Ranch at Twin Buttes LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Excalibur Construction, Inc., a Wyoming corporation, GRANTEE, whose address is 2275 Dry Ranch Rd. 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:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23  
Amended Cloud Peak Ranch 24th Filing, a subdivision in the City of Sheridan,  
Sheridan County, Wyoming, as recorded in Book C of Plats, Page 104.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 13<sup>th</sup> day of October, 2023.

Ranch at Twin Buttes LLC, a Wyoming limited liability company

Stanley K. Everitt  
Stanley K. Everitt, Member

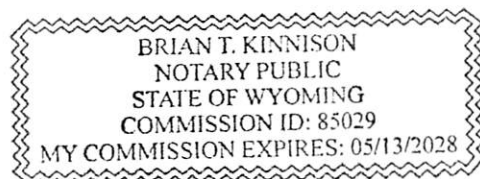
STATE OF WY )  
COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 13<sup>th</sup> day of October, 2023 by Stanley K. Everitt, Member of Ranch at Twin Buttes LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-26





**WARRANTY DEED**

Peak Powersports, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Excalibur Construction, Inc., a Wyoming corporation, whose address is P.O. Box 863, Sheridan, Wyoming 82801, GRANTEE, all if its right, title and interest in the real estate situate in Sheridan County, Wyoming described on the attached Exhibit A and depicted on Exhibit B, ~~which was previously described as shown~~ ~~on Exhibit C~~, describing the same property;

Together with all water and water rights attached thereto, improvements thereon, and appurtenances thereto;

Subject only to (i) reservations and exceptions in patents from the United States; (ii) prior mineral reservations; (iii) easements, restrictions, covenants and rights-of-way of record; and (iv) all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

To have and to hold the same unto GRANTEE, and its successors and assigns.

DATED this 30 day of September, 2015.

**GRANTOR:**

Peak Powersports, LLC, a Wyoming limited liability company,

By: [Signature]  
 Duffy Brown, Authorized Member

STATE OF WYOMING     )  
   ) ss.  
 County of Sheridan     )

This instrument was acknowledged before me this 30<sup>th</sup> day of Sept, 2015, by Duffy Brown as Authorized Member of Peak Powersports, LLC.

[Signature]  
 Signature of Notarial Officer  
 Title and Rank: Notary Public

My commission expires: 5-13-18.





**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 1, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the west quarter corner of said Section 1 (Monumented with a 3/4" Aluminum Cap per PLS 2615); thence N02°16'02"E, 795.86 feet to the **POINT OF BEGINNING** of said tract, said point lying on the centerline of Dry Ranch Road (aka County Road No. 114), and being the southwest corner of a tract of land described in Book 227 of Deeds, Page 547, also being twenty (20.0) feet east of the east line of Dry Ranch Road Minor Subdivision; thence, twenty (20.0) feet east of and parallel to said east line of Dry Ranch Road Minor Subdivision, N01°05'58"E, 309.90 feet along the west line of said tract described in Book 227 of Deeds, Page 547 and the west line of a tract of land described in Book 430 of Deeds, Page 331 to a point, said point being the southwest corner of a tract of land described in Book 424 of Deeds, Page 10; thence S87°13'43"E, 239.19 feet along the south line of said tract described in Book 424 of Deeds, Page 10 to a point, said point being the southeast corner of said tract described in Book 424 of Deeds, Page 10; thence N01°41'00"E, 169.41 feet along the east line of said tract described in Book 424 of Deeds, Page 10 to a point, said point lying on the southerly right-of-way line of U.S. Highway No. 14 and being the northeast corner of said tract described in Book 424 of Deeds, Page 10; thence, along said southerly right-of-way line of U.S. Highway No. 14, through a non-tangent curve to the right, having a central angle of 01°16'08", a radius of 1223.24 feet, an arc length of 27.09 feet, a chord bearing of S78°30'47"E, and a chord length of 27.09 feet to a point, said point being the northwest corner of a tract of land described in Book 415 of Deeds, Page 117; thence S01°41'36"W, 469.49 feet along the west line of said tract described in Book 415 of Deeds, Page 117 to a point, said point being the southeast corner of said tract described in Book 430 of Deeds, Page 331; thence N88°27'27"W, 262.60 feet along the south line of said tract described in Book 430 of Deeds, Page 331, and said south line of said tract described in Book 227 of Deeds, Page 547 to the **POINT OF BEGINNING** of said tract.

Said tract contains 1.96 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**EXHIBIT**

**A**

# EXHIBIT

B

JN: 2015-093  
DN: 2015-0930  
TAB: EXHIBIT 1  
PF: 1201-093  
NOVEMBER 14, 2013

2340 WESTLANDS DR., SUITE 100  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

CLIENT: FLYING H RANCH  
LOCATION: SW1/4NW1/4, SECTION 1, TOWNSHIP 55 NORTH,  
RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY,  
WYOMING

## EXHIBIT "B" RECORD OF SURVEY

STATE OF WYOMING  
COUNTY OF SHERIDAN  
I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE  
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.  
Date: 10/15/2013  
PROFESSIONAL LAND SURVEYOR  
WYOMING  
PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED.

### SURVEYOR'S CERTIFICATE

SECTION LINE  
HIGHWAY RIGHT-OF-WAY LINE  
DEED LINE OF RECORD  
PROPERTY/LOT LINE  
BOUNDARY/PROPERTY LINE  
CALCULATED  
MEASURED  
RECORD  
CALCULATED: NOTHING FOUND/NOTHING SET  
FOUND 1-1/2" YELLOW IRON PIPE  
FOUND 1-1/2" ALUMINUM CAP PER PLS 102  
FOUND 2" ALUMINUM CAP PER PLS 3159  
FOUND 2" ALUMINUM CAP PER PLS 2615  
FOUND 2" ALUMINUM CAP PER PLS 6812  
FOUND IRON PIPE/SET 2" AC PER PLS 2615  
FOUND 3-1/4" ALUMINUM CAP PER PLS 2615

### LEGEND:

(M) 589.00' 46"E (M) 6.38'

SHERIDAN WY 82801

WILCOX AGENCY

NO. 2015-722384 WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SCALE: 1"=100'  
BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83 (1993), NAVD 88 (U.S. SURVEY FEET)  
DATE: 10/09/2013  
DISTANCES ARE SURFACE



### EXHIBIT "B"

2015-722384 9/20/2015 4:27 PM PAGE: 3 OF 3  
BOOK: 555 PAGE: 807 FEES: \$18.00 MD WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

