



2022-777949 4/20/2022 3:50 PM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Ali R. Kamran-Kohnjani, a married person as his sole and separate property, 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 Buffalo Valley Resort Inc., a Wyoming corporation, GRANTEE, whose address is P.O. Box 495 STARY WY 82842 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:

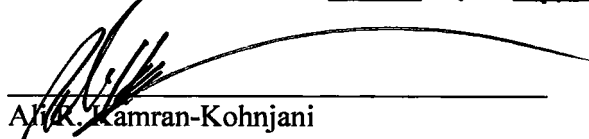
**A tract of land located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 7, Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming described as follows:**

**Beginning at a point marked with a #5 rebar at the intersection of the easterly right-of-way line of U.S. Highway 87 and the southerly right-of-way line of Wyoming State Highway 342, said point being located N84°14'W, 14.1 feet from a brass cap right-of-way marker at Station 1+79 Rt. of said Wyoming State Highway 342; thence along said southerly line, S84°14'E, 1253.4 feet, to a point ; thence leaving said southerly line, S07°46'E, 425.4 feet, to a #5 rebar; thence S15°37'W, 116.8 feet, to a #5 rebar; thence S29°39'W, 208.3 feet, to a #5 rebar; thence S89°33'W, 757.3 feet, to a #5 rebar located in the easterly right-of-way line of said Highway U.S. 87; thence along said easterly right-of-way line, N25°59'W, 942.2 feet to the point of beginning.**

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 20 day of April, 2022.

  
Ali R. Kamran-Kohnjani



**2022-777949** 4/20/2022 3:50 PM PAGE: 2 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

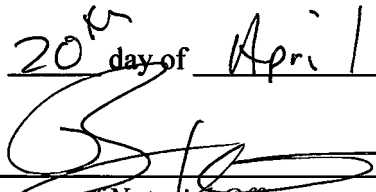
STATE OF WY

COUNTY OF Sherida

)  
)ss.  
)

This instrument was acknowledged before me on the 20<sup>th</sup> day of April, 2022  
by Ali R. Kamran-Kohnjani.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

