



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: 
 Duffy Brown, Authorized Member

STATE OF WYOMING)
) ss.
 County of Sheridan)

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


 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

