

RECORDED APRIL 4, 1997 BK 385 PG 262 NO 252128 RONALD L. DAILEY, COUNTY CLERK

### WARRANTY DEED

John A. Rueb and Judith Ann Rueb, husband and wife, Grantors, of Sheridan County, Wyoming, for and in consideration of Ten and No/100 Dollars (\$10.00), in hand paid, the receipt of which is hereby acknowledged, convey and warrant to Haultain E. Corbett and Catherine E. Curtiss, husband and wife, as tenants by the entirety, Grantees, of Sheridan County, Wyoming, the following described real estate situate in the County of Sheridan, State of Wyoming:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 6, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the southeast corner of said Section 6; thence S89°30'22"W, 11.55 feet along the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  to the POINT OF BEGINNING of said tract; thence S89°30'22"W, 1317.79 feet along said south line to a point, said point being the southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence N22°43'15"E, 37.40 feet to a point, said point lying on a fence line; thence N01°14'36"E, 146.68 feet along said fence line to a point; thence N00°12'29"E, 810.82 feet along said fence line to a point; thence, leaving said fence line, N00°57'28"W, 326.37 feet to a point, said point lying on a east-west fence line; thence N86°27'50"E, 295.87 feet along said fence line to a point; thence N89°34'16"E, 383.66 feet along said fence line to a point; thence S06°44'45"E, 145.68 feet along said fence line to a point; thence S05°18'59"E, 147.41 feet along said fence line to a point; thence S14°52'01"E, 90.91 feet along said fence line to a point; thence S73°00'24"E, 6.00 feet along said fence line to a point; thence S32°47'47"E, 201.48 feet along said fence line to a point; thence S51°10'58"E, 47.01 feet along said fence line to a point; thence S28°56'15"W, 21.28 feet along said fence line to a point; thence, leaving said fence line, S33°05'28"E, 87.91 feet to a point, said point lying on said fence line; thence S74°12'10"E, 129.85 feet along said fence line to a point; thence S85°43'30"E, 124.39 feet along said fence line to a point; thence S67°51'32"E, 132.34 feet along said fence line to a point; thence S00°53'54"E, 561.45 feet along said fence line to the POINT OF BEGINNING of said tract.

Said tract contains 30.86 acres of land more or less.

Together with all improvements located thereon or appurtenant thereto and all adjudicated water rights associated therewith.

Subject to all restrictions, reservations, easements, and covenants of record including that certain Right of Way Easement recorded in Book 384 at Page 145 and that certain Declaration of Restrictive Covenant dated of even date herewith by and between Grantors and Grantees.

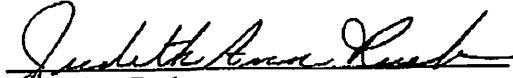
And further subject to any encroachments or rights of adverse possession which may be created as a result of any discrepancy between the location of boundaries and the location of fence lines.

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

DATED this 1st day of April, 1997.

GRANTORS:

  
\_\_\_\_\_  
John A. Rueb

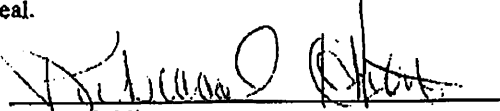
  
\_\_\_\_\_  
Judith Ann Rueb

STATE OF WYOMING            )  
                                      : ss  
COUNTY OF SHERIDAN        )

The foregoing Warranty Deed was acknowledged before me this 1st day of April, 1997, by John A. Rueb and Judith Ann Rueb, husband and wife.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
Notary Public

My commission expires: 2/8/2001

**QUITCLAIM DEED**

John A. Rueb and Judith Ann Rueb, husband and wife, Grantors, of Sheridan County, State of Wyoming, for and in consideration of Ten dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, convey and quitclaim to Haultain E. Corbett and Catherine E. Curtiss, husband and wife, as tenants by the entirety, Grantees, of Sheridan County, Wyoming, the following described real estate situate in the County of Sheridan, State of Wyoming:

That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  lying west and north of the following described fence line situated in Section 6, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said fence line being more particularly described as follows:

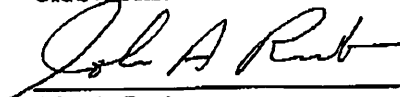
**BEGINNING** at the southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 6; thence N22°43'15"E, 37.40 feet to a point, said point lying on a fence line; thence N01°14'36"E, 146.68 feet along said fence line to a point; thence N00°12'29"E, 810.82 feet along said fence line to a point; thence, leaving said fence line, N00°57'28"W, 326.37 feet to a point, said point lying on a east-west fence line; thence N86°27'50"E, 295.87 feet along said fence line to a point; thence N89°34'16"E, 383.66 feet along said fence line to the **POINT OF TERMINUS**, said point being N25°33'50"W, 1472.05 feet from the southeast corner of said Section 6.

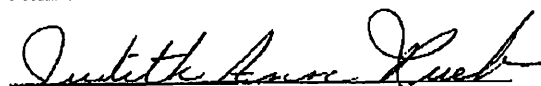
Together with all improvements located thereon or appurtenant thereto and all adjudicated water rights associated therewith.

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

DATED this 1st day of April, 1997.

GRANTORS:

  
John A. Rueb


  
Judith Ann Rueb

STATE OF WYOMING           )  
                                      : ss  
COUNTY OF SHERIDAN       )

The foregoing Warranty Deed was acknowledged before me this 1st day of April, 1997, by John A. Rueb and Judith Ann Rueb, husband and wife.

WITNESS my hand and official seal.



  
Notary Public

My commission expires:

2/8/2001

## QUITCLAIM DEED

John A. Rueb and Judith Ann Rueb, husband and wife, Grantors, of Sheridan County, State of Wyoming, for and in consideration of Ten dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, convey and quitclaim to Haultain E. Corbett and Catherine E. Curtliss, husband and wife, as tenants by the entirety, Grantees, of Sheridan County, Wyoming, the following described real estate situate in the County of Sheridan, State of Wyoming:

See Exhibit "A" attached hereto and incorporated herein

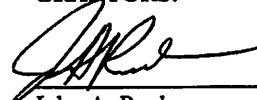
Together with all improvements located thereon or appurtenant thereto and all adjudicated water rights associated therewith.

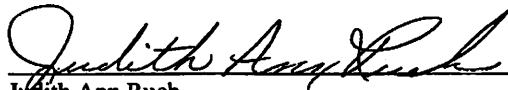
The lands conveyed by Grantors to Grantees herein this conveyance is intended as a boundary line adjustment where the land conveyed hereby is adjacent to and shall be merged with other land owned by the Grantees.

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

DATED this 13 day of September, 2010.

GRANTORS:

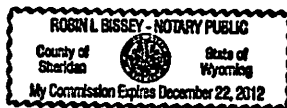
  
\_\_\_\_\_  
John A. Rueb

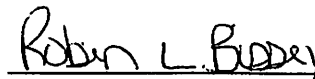
  
\_\_\_\_\_  
Judith Ann Rueb

STATE OF WYOMING    )  
                              : ss  
COUNTY OF SHERIDAN )

The foregoing Warranty Deed was acknowledged before me this 13 day of September, 2010, by John A. Rueb and Judith Ann Rueb, husband and wife.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
Notary Public

My commission expires:

Dec 22, 2012

**LEGAL DESCRIPTION**

**Record Owners: John A. Rueb & Judith A. Rueb**  
**June 15, 2010**

**Re: QUITCLAIM to Haultain E. Corbett & Catherine E. Curtiss**

That portion of the SE1/4SE1/4 lying north of the following described fence line situated in Section 6, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said fence line being more particularly described as follows:

Commencing at the southeast corner of said Section 6 (Monumented with a 3-1/4" Aluminum Cap per PE&LS 653); thence N25°33'50"W, 1472.05 feet to the **POINT OF BEGINNING** of said tract, said point being the northwest corner of Tract 2, County Lot Division Permit #97-015, recorded in Drawer "A", Plat Number 164 (Monumented with a 1-1/2" Aluminum Cap per PLS 2615); thence N89°08'07"E, 98.79 feet along an existing fence line and the north line of said Tract 2 to the **POINT OF TERMINUS**, said point (Monumented with a 2" Aluminum Cap per PLS 6812) and being N21°58'27"W, 1433.58 feet from said southeast corner of Section 6.

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

## QUITCLAIM DEED

John A. Rueb and Judith Ann Rueb, husband and wife, Grantors, of Sheridan County, State of Wyoming, for and in consideration of Ten dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, convey and quitclaim to Haultain E. Corbett and Catherine E. Curtiss, husband and wife, as tenants by the entirety, Grantees, of Sheridan County, Wyoming, the following described real estate situate in the County of Sheridan, State of Wyoming:

See Exhibits "A" and "B" attached hereto and incorporated herein

Together with all improvements located thereon or appurtenant thereto and all adjudicated water rights associated therewith.

The lands conveyed by Grantors to Grantees herein this conveyance is intended as a boundary line adjustment where the land conveyed hereby is adjacent to and shall be merged with other land owned by the Grantees.

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

DATED this 13 day of September, 2010.

GRANTORS:

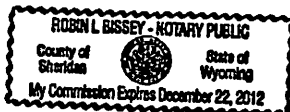
  
John A. Rueb

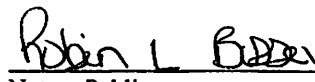
  
Judith Ann Rueb

STATE OF WYOMING     )  
                                      : ss  
COUNTY OF SHERIDAN )

The foregoing Warranty Deed was acknowledged before me this 13 day of September, 2010, by John A. Rueb and Judith Ann Rueb, husband and wife.

WITNESS my hand and official seal.



  
Notary Public

My commission expires: Dec 22, 2012

**EXHIBIT "A"**

**Record Owners: John A. Rueb & Judith A. Rueb**  
**June 15, 2010**

**Re: QUITCLAIM to Haultain E. Corbett & Catherine E. Curtiss**

A tract of land situated in the SE1/4SE1/4 of Section 6, Township 55 North, Range 83 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 southeast corner of said Section 6 (Monumented with a 3-1/4" Aluminum Cap per PE&LS 653); thence N06°41'35"W, 584.71 feet to the **POINT OF BEGINNING** of said tract, said point lying on the east line of a tract of land described in Book 385 of Deeds, Page 262; thence N67°51'32"W, 80.74 feet along said east line to a point; thence N85°43'30"W, 124.39 feet along said east line to a point; thence N74°12'10"W, 129.85 feet along said east line to a point; thence N33°05'28"W, 87.91 feet along said east line to a point; thence S46°38'52"E, 113.73 feet to a point; thence S80°54'42"E, 210.72 feet to a point; thence S72°45'02"E, 85.21 feet to a point; thence S01°48'57"W, 12.08 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.10 acres of land, more or less.

A tract of land situated in the SE1/4SE1/4 of Section 6, Township 55 North, Range 83 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:

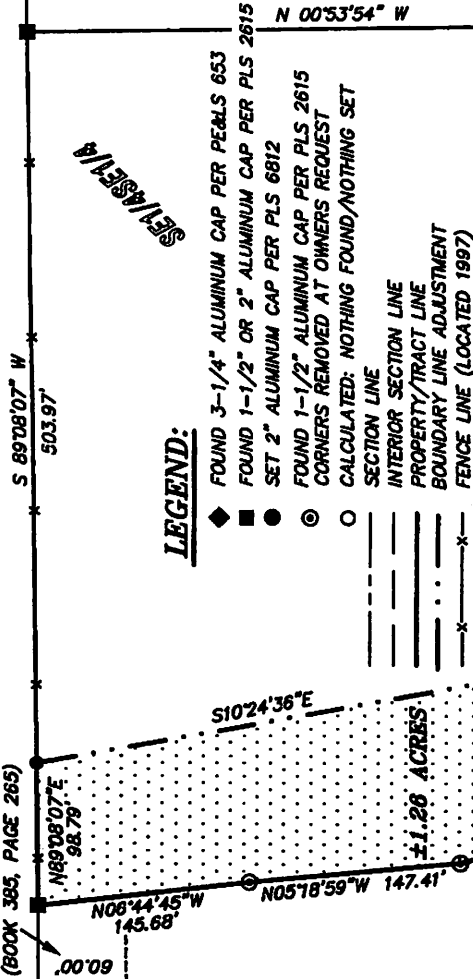
Commencing at the southeast corner of said Section 6 (Monumented with a 3-1/4" Aluminum Cap per PE&LS 653); thence N29°52'10"W, 862.64 feet to the **POINT OF BEGINNING** of said tract, said point lying on the east line of a tract of land described in Book 385 of Deeds, Page 262; thence N51°10'58"W, 47.01 feet along said east line to a point; thence N32°47'47"W, 201.48 feet along said east line to a point; thence N73°00'24"W, 6.00 feet along said east line to a point; thence N14°52'01"W, 90.91 feet along said east line to a point; thence N05°18'59"W, 147.41 feet along said east line to a point; thence N06°44'45"W, 145.68 feet along said east line to a point, said point being the northwest corner of Tract 2, County Lot Division Permit #97-015, recorded in Drawer "A", Plat Number 164; thence N89°08'07"E, 98.79 feet along the north line of said Tract 2 to a point; thence S10°24'36"E, 591.12 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 1.26 acres of land, more or less.

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

# EXHIBIT "B"

R.O.W. EASEMENT  
(BOOK 385, PAGE 265)



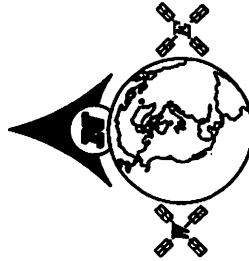
## TRACT 2

USE RESTRICTION  
COUNTY LOT DIVISION  
PERMIT #97-015  
(DRAWER "A", PLAT 164)

RECORD OWNERS:  
JOHN A. & JUDITH A. RUEB  
(BOOK 385, PAGE 125)

## TRACT 1

COUNTY LOT DIVISION  
PERMIT #97-015  
(DRAWER "A", PLAT 164)

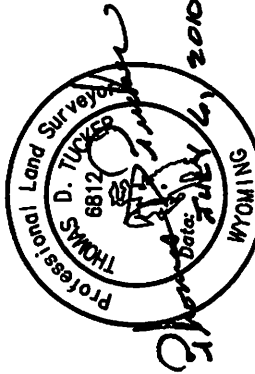


**SCALE: 1"=100'**  
BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83 (U.S. SURVEY FEET)  
DIP: 1.00223  
DISTANCES ARE SURFACE

### SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DAILY 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.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

CLIENT: JOHN RUEB & HAL CORBETT  
LOCATION: SE1/4SE1/4 OF SECTION 6,  
TOWNSHIP 55 NORTH, RANGE 83 WEST,  
SHERIDAN COUNTY, WYOMING

**RESTFELDT SURVEYING**

PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 2008077  
DN: 2008/20080770C2  
PF: 72008062  
JUNE 28, 2010



## QUITCLAIM DEED

**Dorothy C. King, Trustee of the Dorothy C. King Revocable Trust under agreement dated September 8, 2011, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and quitclaims to Haultain E. Corbett and Catherine E. Curtiss, husband and wife, tenants by the entirety, Grantees, of 227 Highway 14, Sheridan, Wyoming 82801, all of Grantor's right, title and interest in and to the following described real estate situate in Sheridan County, Wyoming:**

**Township 55 North, Range 83 West, 6<sup>th</sup> P.M.**  
**Section 6: E $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$**

Together with all improvements thereon and all water and water rights appurtenant thereto;


Subject to all reservations, easements, restrictions, leases of oil, gas or minerals, conveyances, and rights-of-way of record;

FURTHER CONVEYING TO GRANTEES, a right to use the Meckle No. 1 water well, Permit No. UW 72709, or any replacement thereof, and any and all easements for pipelines or electrical lines which are necessary or desirable for the use of the well and water produced therefrom, subject to Grantees' obligation to pay their proportionate share of the costs of maintaining, repairing, operating or replacing the well, which proportionate share shall be based on Grantees' use of the well.

Hereby terminating that certain agreement between Grantor and Grantees dated July 15, 1988, a memorandum of which is recorded in Book 394 at Page 357 of the Sheridan County, Wyoming records.

Hereby waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

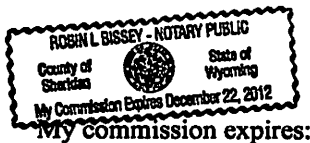
Dated the 6 day of July, 2012.

  
Dorothy C. King, Trustee under the Dorothy  
C. King Agreement of Trust dated January  
25, 1980

STATE OF WYOMING           )  
  : ss  
COUNTY OF SHERIDAN       )

The foregoing document was acknowledged before me this 6<sup>th</sup> day of July, 2012, by Dorothy C. King, Trustee of the Dorothy C. King Revocable Trust under agreement dated September 8, 2011, as Grantor.

WITNESS my hand and official seal.



  
Notary Public

## COVENANT FOR AGRICULTURAL PURPOSES EXEMPTION

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

The undersigned, being Grantors (and owners) and Grantees of a certain conveyance to which this Covenant is attached, being presented to the Sheridan County Clerk and Recorder for recording purposes, and all being of lawful age, and first duly sworn upon our oaths depose and state as follows:

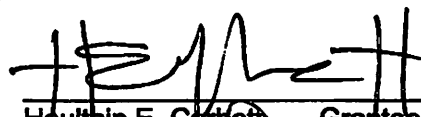

1. That Grantors are the present owners of property described on Exhibit "A" which is attached hereto and made a part hereof and have this date delivered a Deed conveying Grantors' right, title and interest in and to such property to Grantees, and all of the parties hereto making application to the County Clerk of Sheridan County, Wyoming, to record such Deed pursuant to the agriculture exemption set forth in the State of Wyoming subdivision laws, and Grantors and Grantees hereby claiming that such conveyance is in fact exempt from the subdivision requirements set forth in such laws as well as other applicable County subdivision regulations for the reason that the lands described in this conveyance are agricultural lands, and the undersigned hereby stating and covenanting that such property as set forth on Exhibit "A" shall be used only for agricultural purposes (production of crops, livestock or other agrarian industry for the primary purpose of obtaining a monetary profit).

2. The parties hereto understand and acknowledge that this Covenant (that the property will be used for agricultural purposes) is binding upon the property and shall inure to the benefit of the respective successors, assigns and heirs of the Grantees. The undersigned further acknowledge that if the property is not used as stated and agreed herein, both parties may be subject to the prosecution under the laws of the State of Wyoming and the *Rules and Regulations Governing the Division of Land in Sheridan County, Wyoming*. The parties further understand that the property will be used exclusively for agricultural purposes until a proper request is made and the County grants a subdivision permit allowing this division of property for non-agricultural purposes. The Grantees specifically acknowledge that any further conveyance of the subject property will be subject to the Covenant contained herein.

3. The undersigned state and agree that they have executed this Covenant in good faith and not for the purpose of evading the *Rules and Regulations Governing the Division of Land in Sheridan County, Wyoming*. Further, it is understood that this covenant shall have no bearing on taxation that the property may be subject pursuant to Wyoming Statutes, Title 39.

DATED and signed this 6 day of July, 2012.

  
Dorothy C. King - Grantor

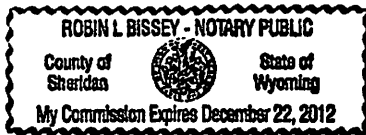
  
Haultain E. Curtett - Grantee  
  
Catherine E. Curtiss - Grantee

ACKNOWLEDGMENT

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by Dorothy C. King, Trustee of the Dorothy C. King Revocable Trust under agreement dated September 8, 2011, as Grantor this 6<sup>th</sup> day of July, 2012.

Witness my hand and official seal.



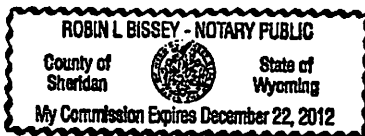
Robin L Bissey  
Notary Public

My Commission Expires: December 22, 2012

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by Haultain E. Corbett and Catherine E. Curtiss, the Grantees this 6<sup>th</sup> day of July, 2012.

Witness my hand and official seal.



Robin L Bissey  
Notary Public

My Commission Expires: December 22, 2012