



**CO-PERSONAL REPRESENTATIVES' DEED**

THIS INDENTURE made this 31<sup>st</sup> day of MAY, 2024, by James Lee Gorzalka and Nancy Reinke, the duly appointed, qualified and acting Co-Personal Representatives of the Estate of Alois James Gorzalka, deceased, GRANTORS; and James Lee Gorzalka, a married man dealing in his sole and separate property, whose address is P.O. Box 176, Clearmont, Wyoming 82835, GRANTEE.

**WITNESSETH**

WHEREAS Alois James Gorzalka (hereinafter "decedent") died testate on the 12th day of June 2022. Upon decedent's date of death, he was a resident of Sheridan County, Wyoming. Decedent left real property in Sheridan County, Wyoming.

WHEREAS the Last Will and Testament of the decedent was duly admitted to probate in the District Court, Fourth Judicial District, Sheridan County, Wyoming (In the Matter of the Estate of Alois James Gorzalka, Probate No. 2022-99). James Lee Gorzalka and Nancy Reinke were appointed Co-Personal Representatives.

WHEREAS decedent's estate was fully probated, and the Court entered its *Order Approving Final Report and Decree of Distribution* on the 1<sup>st</sup> day of August 2024.

NOW, THEREFORE, James Lee Gorzalka and Nancy Reinke, Co-Personal Representatives of the Estate of Alois James Gorzalka, pursuant to the Court's *Order Approving Final Report and Decree of Distribution*, do hereby grant, bargain, sell and convey to James Lee Gorzalka, a married man dealing in his sole and separate property, whose address is P.O. Box 176, Clearmont, Wyoming 82835, and his successors and assigns, forever, all right, title and interest of said decedent at the time of death, and also all right, title and interest of decedent's estate and that of the Co-Personal Representatives, which may have been acquired by operation of law or otherwise, in and to the following described real property situate in Sheridan County, Wyoming, to-wit:

**See Attached Exhibit A**

SUBJECT TO a Right of First Refusal in favor of Nancy Reinke, James Lee Gorzalka and Natalie Peabody pursuant to that certain *Agreement for Distribution of Real Property and Right of First Refusal*, which is filed in the probate records of the District Court, Fourth Judicial District, Sheridan County, Wyoming (In the Matter of the Estate of Alois James Gorzalka, Probate No. 2022-99).

IN WITNESS WHEREOF, James Lee Gorzalka and Nancy Reinke, Co-Personal Representatives of the Alois James Gorzalka Estate, have executed these presents this 31<sup>st</sup> day of MAY, 2024.

(signature page follows)

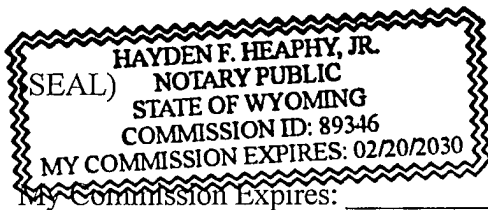
THE ESTATE OF ALOIS JAMES GORZALKA

By: James Lee Gorzalka  
James Lee Gorzalka  
Co-Personal Representative  
P.O. Box 176  
Clearmont, Wyoming 82835

By: Nancy Reinke  
Nancy Reinke  
Co-Personal Representative  
6 Sunny Hills Court  
Banner, Wyoming 82832

STATE OF WYOMING )  
 ) ss.  
County of Sheridan )

This instrument was acknowledged before me on the 31<sup>st</sup> day of May, 2024, by **James Lee Gorzalka**, Co-Personal Representative of the Estate of Alois James Gorzalka.



Hayden F. Heaphy, Jr.  
Signature of Notarial Officer  
Title and Rank: \_\_\_\_\_

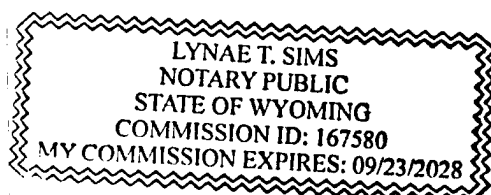
STATE OF WYOMING )  
 ) ss.  
County of Sheridan )

This instrument was acknowledged before me on the 3rd day of June, 2024, by **Nancy Reinke**, Co-Personal Representative of the Estate of Alois James Gorzalka.

(SEAL)

Lynae T. Sims  
Signature of Notarial Officer  
Title and Rank: Notary Public

My Commission Expires: 9-23-28



**EXHIBIT A**  
**to Personal Representatives' Deed**

**Grantee: Tract B (owner James Lee Gorzalka)**

A parcel of land located in part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22 and parts of the W $\frac{1}{2}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , and the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, Township 55 North, Range 82 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming. Said parcel being more particularly described as follows:

Section 22: All of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying South and West of Dutch Creek Road (County Road 161).

Section 27: All of the NW $\frac{1}{4}$ NW $\frac{1}{4}$

**TOGETHER WITH:**

A parcel of land lying in part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 27 more particularly described as follows:

Beginning at the W1/16<sup>th</sup> corner between said Section 22 and 27, as monumented by a 2.5" aluminum cap stamped PELS 13351;

Thence along the north line of said Section 27, N89°27'49"E, a distance of 392.31 feet to its intersection with the centerline of Dutch Creek Road (County Road #161);

Thence along said centerline, S35°34'29"E, a distance of 291.04 feet;

Thence along said centerline along a curve to the right with a radius of 2250.00 feet, an arc length of 399.27 feet, and a delta angle of 10°10'03";

Thence along said centerline S25°24'26"E, a distance of 193.76 feet;

Thence leaving said centerline, S58°18'53"W, a distance of 1074.71 feet to the NW sixteenth corner of said Section 27 monumented by an aluminum cap stamped PELS 13351;

Thence along the west line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ , N02°56'00"E, a distance of 1317.90 feet to the Point of Beginning.

**ALSO TOGETHER WITH:**

A parcel of land lying in parts of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  and the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 27 being more particularly described as follows:

Beginning at the west quarter corner of said Section 27 as monumented by an aluminum cap stamped RLS 2608;

Thence along the west line of said section 27 N03°13'00"E, a distance of 1316.51 feet to the north sixteenth corner of said Sections 27 and 28, monumented by a 2.5" aluminum cap stamped PELS 13351;

Thence along the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  N89°32'29"E, a distance of 1326.30 feet to the northwest sixteenth corner monumented by a 2.5" aluminum cap stamped PELS 13351;

Thence along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  S02°56'00"W, a distance of 399.88 feet to a 2" aluminum cap stamped PELS 13351;

Thence S35°24'38"W, a distance of 1129.87 feet to a point on the south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  monumented by a 2" aluminum cap stamped PELS 13351;

Thence parallel with the west line of said Section 27 S03°13'06"W, a distance of 339.00 feet to a

point monumented by a 2" aluminum cap stamped PELS 13351;  
Thence parallel with the east-west mid-section line of said Section 27 S89°37'06"W, a distance of 725.00 feet to a point on the West line of said Section 27;  
Thence along the West line of said Section 27 N03°13'06"E, a distance of 339.00 feet to the Point of Beginning.

(Said parcel contains 98.9 acres more or less in all.)

**SUBJECT TO** the following described **Easement for Ingress and Egress**. **The purpose and use of the easement shall be for ingress and egress only from the Dutch Creek Road (Sheridan County Road 161) to the lands described as Tract A, for use by its owners, their heirs, successors and assigns, their guests and invitees. The easement is appurtenant to the lands described below as Tract A.**

**A 20 foot access easement** located in part of the NW¼ and the NW¼SW¼ of Section 27, Township 55 North, Range 82 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming. Said easement lying 10' to each side of the following described centerline:

Beginning at a point on the centerline of Dutch Creek Road (County Road 161), said point lying S75°50'19"W, a distance of 815.78 feet from the North quarter of said Section 27 as monumented by an aluminum cap stamped LS2608;  
Thence along the centerline of an existing driveway S33°12'29"W, a distance of 908.79 feet to a point;  
Thence continuing along said centerline S40°25'50"W, a distance of 113.07 feet to a point;  
Thence continuing along said centerline along a curve to the right with a radius of 90.00 feet, an arc length of 109.11 feet, and a delta angle of 69°27'43" to a point;  
Thence continuing along said centerline N70°06'27"W, a distance of 10.57 feet to a point;  
Thence continuing along said centerline along a curve to the left with a radius of 60.00 feet, an arc length of 75.53 feet, and a delta angle of 72°07'43" to a point on the centerline of an existing two-track lane;  
Thence along said centerline S37°45'50"W, a distance of 39.58 feet to a point;  
Thence continuing along said centerline along a curve to the left with a radius of 70.00 feet, an arc length of 123.91 feet, and a delta angle of 101°25'11" to a point;  
Thence continuing along said centerline S63°39'21"E, a distance of 17.05 feet to a point;  
Thence continuing along said centerline along a curve to the right with a radius of 60.00 feet, an arc length of 79.17 feet, and a delta angle of 75°36'19" to a point;  
Thence continuing along said centerline S11°56'58"W, a distance of 243.67 feet to a point;  
Thence continuing along said centerline along a curve to the right with a radius of 60.00 feet, an arc length of 72.23 feet, and a delta angle of 68°58'25" to a point;  
Thence continuing along said centerline S80°55'23"W, a distance of 175.85 feet to a point;  
Thence continuing along said centerline S68°54'24"W, a distance of 240.59 feet to a point;  
Thence continuing along said centerline along a curve to the left with a radius of 200.00 feet, an arc length of 110.72 feet, and a delta angle of 31°43'13" to a point;  
Thence continuing along said centerline S37°11'11"W, a distance of 169.65 feet to a point;  
Thence continuing along said centerline along a curve to the left with a radius of 300.00 feet, an arc



length of 254.20 feet, and a delta angle of 48°32'54" to a point;  
Thence continuing along said centerline S11°21'44"E, a distance of 171.71 feet to a point;  
Thence continuing along said centerline S22°45'58"E, a distance of 108.34 feet to a point;  
Thence continuing along said centerline S18°01'12"E, a distance of 302.51 feet to the Point of Ending,  
said point lying S86°39'25"E, a distance of 723.57 feet from the West quarter of said Section 27, as  
monumented by an aluminum cap stamped LS2608.

The Basis of Bearing for this description being N03°13'00"E, a distance of 2633.02 feet from the  
west quarter corner to the northwest corner of said Section 27, both as monumented by aluminum  
caps stamped LS2608.

**TRACT A (owners Nancy Reinke and Natalie Peabody)**

Township 55 North, Range 82 West, 6<sup>TH</sup> P.M., Sheridan County, Wyoming

Section 22: SE1/4SW1/4

Section 27: NW1/4, NW1/4SW1/4

Section 28: E/2SE1/4

Together with all improvements thereon and thereunto appertaining.

As recorded in Book 237 of Deeds, Page 280

***EXCEPTING THEREFROM:***

Section 22: All that portion of the SE1/4SW1/4 lying North and East of County Road No. 161,  
also known as the Dutch Creek Road.

Section 27: All those portions of the NE1/4NW1/4 and the SE1/4NW1/4 lying North and East of  
County Road No. 161, also known as the Dutch Creek Road.

As recorded in Book 440 of Deeds, Page 260

***ALSO EXCEPTING***

Section 27: SE1/4NW1/4 *EXCEPT* that portion lying North and East of County Road No. 161,  
also known as the Dutch Creek Road.

As recorded in Book 454 of Deeds, Page 605

***ALSO EXCEPTING (those lands to be conveyed to James Lee Gorzalka as Tract B)***

A parcel of land located in part of the SE1/4SW1/4 of Section 22 and parts of the W1/2NW1/4, NE1/4NW1/4,  
and the NW1/4SW1/4 of Section 27, Township 55 North, Range 82 West, 6<sup>th</sup> Principal Meridian,  
Sheridan County, Wyoming. Said parcel being more particularly described as follows:

Section 22: All of the SE1/4SW1/4 lying South and West of Dutch Creek Road (County Road 161).

Section 27: All of the NW1/4NW1/4

***TOGETHER WITH:***

A parcel of land lying in part of the NE1/4NW1/4 of said Section 27 more particularly described as  
follows:

Beginning at the W1/16<sup>th</sup> corner between said Section 22 and 27, as monumented by a 2.5" aluminum cap stamped PELS 13351;  
Thence along the north line of said Section 27, N89°27'49"E, a distance of 392.31 feet to its intersection with the centerline of Dutch Creek Road (County Road #161);  
Thence along said centerline, S35°34'29"E, a distance of 291.04 feet;  
Thence along said centerline along a curve to the right with a radius of 2250.00 feet, an arc length of 399.27 feet, and a delta angle of 10°10'03";  
Thence along said centerline S25°24'26"E, a distance of 193.76 feet;  
Thence leaving said centerline, S58°18'53"W, a distance of 1074.71 feet to the NW sixteenth corner of said Section 27 monumented by an aluminum cap stamped PELS 13351;  
Thence along the west line of said NE¼NW¼, N02°56'00"E, a distance of 1317.90 feet to the Point of Beginning.

**ALSO TOGETHER WITH:**

A parcel of land lying in parts of the SW¼NW¼ and the NW¼SW¼ of said Section 27 being more particularly described as follows:

Beginning at the west quarter corner of said Section 27 as monumented by an aluminum cap stamped RLS 2608;

Thence along the west line of said section 27 N03°13'00"E, a distance of 1316.51 feet to the north sixteenth corner of said Sections 27 and 28, monumented by a 2.5" aluminum cap stamped PELS 13351;

Thence along the North line of said SW¼NW¼ N89°32'29"E, a distance of 1326.30 feet to the northwest sixteenth corner monumented by a 2.5" aluminum cap stamped PELS 13351;

Thence along the East line of said SW¼NW¼ S02°56'00"W, a distance of 399.88 feet to a 2" aluminum cap stamped PELS 13351;

Thence S35°24'38"W, a distance of 1129.87 feet to a point on the south line of said SW1/4NW1/4 monumented by a 2" aluminum cap stamped PELS 13351;

Thence parallel with the west line of said Section 27 S03°13'06"W, a distance of 339.00 feet to a point monumented by a 2" aluminum cap stamped PELS 13351;

Thence parallel with the east-west mid-section line of said Section 27 S89°37'06"W, a distance of 725.00 feet to a point on the West line of said Section 27;

Thence along the West line of said Section 27 N03°13'06"E, a distance of 339.00 feet to the Point of Beginning.