

# CONTRACT OF SALE

THIS AGREEMENT, made and entered into this 20 day of June 2025, by and between BARNEY BROTHERS LAND AND LIVESTOCK, INC., a Wyoming corporation, hereinafter referred to as SELLER, and JERRY ALFRED MARTIN and PAULA JANE MARTIN, husband and wife, as tenants by the entireties with rights of survivorship, hereinafter referred to as BUYERS, of Ranchester, Sheridan County, Wyoming;

WITNESSETH:

That for and in consideration of the sum of One Hundred Fifty Thousand Dollars and no/100's (\$150,000.00) in hand paid this date by BUYERS to SELLER, the receipt of which is hereby irrevocably acknowledged as a partial payment of the purchase price hereinafter agreed to be paid, the above named BUYERS agree to purchase from SELLER and the above named SELLER agrees to sell to the above named BUYERS, the real property and improvements hereinafter described for a total consideration of One Hundred Fifty Thousand Dollars and no/100's (\$150,000.00) the sufficiency of which is hereby irrevocably acknowledged, all subject to the following terms, covenants and conditions, to wit:

1. The lands and improvements constituting the subject matter of this contract are more particularly described as follows:

SEE EXHIBIT A

Together with all improvements, and all rights, privileges, hereditaments and tenements thereunto appertaining or belonging. Subject to all easements, right-of-ways and restrictions of record. Together with water and ditch rights.

2. The total consideration herein agreed to be paid is the sum of One Hundred Fifty Thousand Dollars and no/100's (\$150,000.00). BUYERS shall pay the sum of One Hundred Thousand Dollars and no/100's (\$100,000.00) to Flying B Land & Livestock LLC, and said sum shall be paid upon the execution of this agreement. The remaining sum of Fifty Thousand and no/100's (\$50,000.00), to be paid to ~~Barney & Doke LLC~~ Teresa Doke
3. Possession of the property, all in their present condition, shall pass by SELLER to BUYERS on the 20<sup>th</sup> day of June, 2025, upon the execution of the agreement.
4. BUYERS hereby acknowledge and agree that they have personally inspected the Premises and the improvements and accept the same in its present condition.
5. SELLER hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming for the purpose of this Agreement.
6. BUYERS shall be entitled to enter the premises and make improvements and enjoy possession of the same.
7. It is hereby agreed that real property taxes for the year 2025 up to June 20, 2025 and all prior years, will be the responsibility of the SELLER. BUYERS shall pay all taxes levied and assessed from and after the date of possession so set forth herein.
8. As to any deed which may be given by SELLER upon exercise of any one of the rights given upon BUYERS default, recital therein or facts necessary to tender such deed sufficient upon its face, shall be sufficient evidence of such fact that the deed shall convey good title free of any claim of BUYERS.



9. It is expressly provided and agreed that each and all of the terms, covenants, and conditions hereof are made of the essence hereof and time is of the essence hereof.

Except as herein before limited to BUYERS, this agreement, its terms, covenants and conditions shall be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, we have hereunto set our hands this 20<sup>th</sup> day of June,

2025.

SELLER:

Barney Brothers Land & Livestock, Inc. Barney Brothers Land & Livestock, Inc.  
Barney Brothers Land & Livestock, Inc.

STATE OF WYOMING )  
 ) ss.  
COUNTY OF FREMONT )

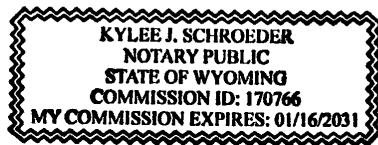
On this 20 day of June, in the year 2025, before me, Kylee Schroeder a notary  
date month year notary public name

public, personally appeared Gary A Barney an individual, proved on the  
name of document signer

basis of satisfactory evidence to be the person(s) whose name(s) (is/are) signed on the preceding or attached document in my presence.

Witness my hand and official seal.

Kylee Schroeder  
(Notary signature)



(seal)

BUYERS:

Jerry Alfred Martin  
Paula Jane Martin  
Paula Jane Martin

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

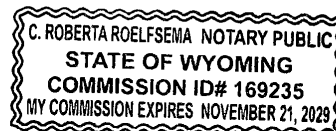
On this 20<sup>th</sup> day of June, in the year 2025, before me, C Roberta Roelfsema notary  
date month year notary public name

public, personally appeared Jerry Alfred Martin, and Paula Jane Martin  
name of document signer (husband) name of document signer (wife)

husband and wife, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) signed on the preceding or attached document in my presence.

Witness my hand and official seal.

C Roberta Roelfsema  
(Notary signature)



(seal)

EXHIBIT A

A PARCEL OF LAND BEING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT PARCEL AS SHOWN ON THAT MAP RECORDED UNDER INSTRUMENT #128966 OF THE SHERIDAN COUNTY RECORDS, FROM WHENCE THE NORTHEAST CORNER OF SAID PARCEL BEARS N 89°27'14" E, A DISTANCE OF 348.67 FEET±; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF WOLF CREEK ROAD THE FOLLOWING 3 COURSES,

FIRST N 04°27'43" E, A DISTANCE OF 473.56 FEET TO THE BEGINNING OF A CURVE;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 185.82 FEET, WITH A RADIUS OF 686.17 FEET, WITH A CHORD BEARING OF N 03°17'47" W, HAVING A CHORD LENGTH OF 185.26 FEET;

THENCE N 11°03'16" W, A DISTANCE OF 71.97 FEET TO A POINT ON THE NORTH LINE OF THE

SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST;

THENCE ALONG SAID LINE, N 89°41'45" E, A DISTANCE OF 59.99 FEET MORE OR LESS, TO A POINT IN THE CENTER OF WOLF CREEK;

THENCE ALONG THE CENTER OF WOLF CREEK AS SHOWN ON PLAT #556 RECORDED UNDER 2019-747361 THE FOLLOWING 23 COURSES,

FIRST S 21°30'55" E, A DISTANCE OF 71.93 FEET;

THENCE S 84°46'14" E, A DISTANCE OF 44.13 FEET;

THENCE N 63°35'51" E, A DISTANCE OF 144.73 FEET;

THENCE N 86°26'27" E, A DISTANCE OF 29.32 FEET;

THENCE S 70°34'31" E, A DISTANCE OF 21.54 FEET;

THENCE S 00°14'57" W, A DISTANCE OF 24.97 FEET;

THENCE S 34°00'11" W, A DISTANCE OF 38.85 FEET;

THENCE S 47°53'32" W, A DISTANCE OF 136.68 FEET;

THENCE S 14°48'15" W, A DISTANCE OF 33.52 FEET;

THENCE S 27°18'23" E, A DISTANCE OF 69.45 FEET;

THENCE S 20°56'51" W, A DISTANCE OF 63.26 FEET;

THENCE S 35°34'03" W, A DISTANCE OF 47.48 FEET;

THENCE S 35°29'23" E, A DISTANCE OF 26.68 FEET;

THENCE N 82°45'36" E, A DISTANCE OF 66.64 FEET;

THENCE S 76°32'25" E, A DISTANCE OF 63.67 FEET;

THENCE S 37°27'02" E, A DISTANCE OF 42.99 FEET;

THENCE S 13°19'36" E, A DISTANCE OF 23.06 FEET;

THENCE S 35°15'59" W, A DISTANCE OF 59.04 FEET;

THENCE S 56°43'11" W, A DISTANCE OF 30.93 FEET;

THENCE S 02°44'49" E, A DISTANCE OF 65.55 FEET;

THENCE S 22°08'58" E, A DISTANCE OF 76.27 FEET;

THENCE S 26°25'21" E, A DISTANCE OF 71.84 FEET;

THENCE S 05°11'21" W, A DISTANCE OF 21.89 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF THAT PARCEL AS SHOWN ON THAT MAP RECORDED UNDER INSTRUMENT #128966 OF THE SHERIDAN COUNTY RECORDS;

THENCE LEAVING THE CENTERLINE OF WOLF CREEK, S 89°27'14" W, A DISTANCE OF 348.67 MORE OR LESS FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 173,692.3 SQUARE FEET, 3.987 ACRES, MORE OR LESS/

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2025-800006 AGREEMENT - LEGAL**

3 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PAULA MARTIN P O BOX 294  
RANCHESTER WY 82839