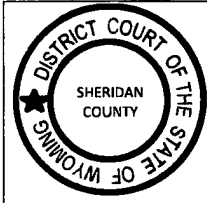


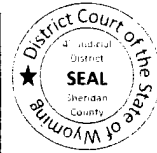
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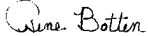
This order has been:
Granted


Judge Benjamin Kirven



FILED

2024-CV-0000294


Clerk of District Cou
Filed By: Brian Phillip



2025-802211 9/19/2025 3:45 PM PAGE: 1 OF 16
FEES: \$57.00 PK ORDER
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**DISTRICT COURT OF THE STATE OF WYOMING
FOURTH JUDICIAL DISTRICT, SHERIDAN COUNTY**

IN THE MATTER OF THE ESTATE)	Probate No. <u>2024-CV-0000294</u>
)	
OF)	
)	
RICKY LEE LEACH,)	
)	
<i>Deceased.</i>)	

**ORDER APPROVING FINAL REPORT AND ACCOUNTING AND
DECREE OF FINAL DISTRIBUTION**

The above-captioned matter came on for hearing before the Court in its regular order, pursuant to notice, on the Final Report, Accounting and Petition for Final Distribution as presented to the Court by Bruce Sheeley, Personal Representative of the above-captioned estate. The Court, having examined the Final Report, Accounting and Petition for Final Distribution, and finding that there has been no objection to the Final Report filed by any heirs-at-law or the beneficiary or beneficiaries named in the Will of the decedent or any other persons, and that no such persons appeared at the hearing after



receiving proper notice thereof pursuant to statute as shown by the file of record herein, finds that it has full and complete jurisdiction over the subject matter and all interested parties, and therefore this matter ought to proceed on to final hearing and determination on the merits.

This matter proceeding on to final hearing and determination, the Court specifically finds that each and all of the statements made in the Final Report, Accounting and Petition for Final Distribution are true and correct, that the Personal Representative and the attorneys for the estate have carefully, fully and properly administered and handled the estate in accordance with law and in accordance with all duties which they owe to the estate and to the beneficiaries of the estate, that the estate is ready for distribution, and therefore order ought to be entered at this time fully and finally approving, ratifying and confirming the Final Report, Accounting and Petition for Final Distribution, and all doings of the Personal Representative and the attorneys in the premises, and that decree ought to be entered providing for the full and final distribution of the estate and the closing thereof.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that the requisite notice of this hearing on the Final Report, Accounting and Petition for Final Distribution was duly given pursuant to Wyoming statute by the Personal Representative, and that the beneficiary or beneficiaries of this estate have not objected timely to the proposed Final Report, Accounting and Petition for Final Distribution, or any statements therein, for the reason that they have failed to submit written objections within the time set forth in the Notice of Final Settlement of the estate or appear at the hearing.



IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Final Report, Accounting and Petition for Final Distribution be, and the same hereby is, fully and finally ratified, confirmed and approved, and the Personal Representative and the attorneys for the estate have carefully, fully and properly administered and handled the estate in Wyoming in accordance with law, and in accordance with all duties which they owe to the estate and to the beneficiaries of the estate.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Personal Representative has rendered all of the services required in an estate of this kind and size, and that the statutory fee for such ordinary services, as computed for this Estate pursuant to Wyo. Stat. Ann. § 2-7-803(a) and (c) is the sum of \$23,141.89, and the same should be, and hereby is allowed and approved, and any other reasonable and necessary expenses and costs of administration the Personal Representative incurs in the administration and winding up and closing the Estate, should be, and hereby are, allowed and approved.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the attorneys for the Estate, Yonkee & Toner, LLP, have rendered all of the services required in an estate of this kind and size, and that the statutory fee for such ordinary services as computed for this Estate pursuant to Wyo. Stat. Ann. § 2-7-804(a) and (c) is the sum of \$23,141.89, and the same should be, and hereby is allowed and approved, together with out-of-pocket expenses for costs advanced for the estate by Yonkee & Toner, LLP, in the amount of \$2,689.83. The attorneys for the estate shall further be entitled to any additional out-of-pocket expenses for costs advanced in winding up and closing the estate.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Personal Representative shall proceed to make final distribution of all assets of this estate now in his hands, together with any and all other assets of the estate discovered hereafter and not described herein, and that the following-described property, and such later-discovered property, after the payment of the attorneys' fees and costs, and other expenses of administration, is hereby distributed and set over to the following persons in the following shares:

Tangible Personal Property:

All of the tangible personal property described in Exhibit A is hereby distributed in equal shares to **Jeannie Norgard**, whose address 1678 Prairie Ave., Apt. #6, Dickinson, ND 58601, **Mary Norgard**, whose address is P.O. Box 103, Fairview, MT 59221, **Dog and Cat Shelter, Inc. (Sheridan, Wyoming)**, whose address is 84 East Ridge Road, Sheridan, WY 82801 and **Sheridan Memorial Hospital (Hospice of the Big Horns)**, whose address is 1401 W. 5th St., Sheridan, WY 82801.

Real Property:

All right, title and interest in the real property and improvements and appurtenances thereto described in Exhibit B is hereby ordered distributed in equal shares to **Jeannie Norgard**, whose address 1678 Prairie Ave., Apt. #6, Dickinson, ND 58601, and **Mary Norgard**, whose address is P.O. Box 103, Fairview, MT 59221.

Residuary:

All funds held in BMO Bank Estate Checking *****5539, plus any additional funds received after the date of the Final Report and Accounting and Petition For Final Distribution less payment of all currently due and remaining fees, expenses, and costs of administration, and all reasonable and necessary future fees, expenses, and costs of administration of this Estate less a reasonable reserve in the amount of \$500.00 to pay for the anticipated final tax return preparation and final expenses and costs of administration of this Estate shall be distributed in equal shares to **Jeannie Norgard**,



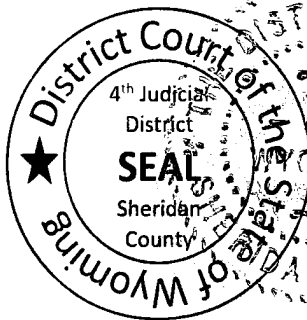
whose address 1678 Prairie Ave., Apt. #6, Dickinson, ND 58601, **Mary Norgard**, whose address is P.O. Box 103, Fairview, MT 59221, **Dog and Cat Shelter, Inc. (Sheridan, Wyoming)**, whose address is 84 East Ridge Road, Sheridan, WY 82801 and **Sheridan Memorial Hospital (Hospice of the Big Horns)**, whose address is 1401 W. 5th St., Sheridan, WY 82801.

Any after discovered tangible personal property or property considered as part of the residuary of this Estate shall be distributed in equal shares to **Jeannie Norgard, Mary Norgard, Dog and Cat Shelter, Inc. (Sheridan, Wyoming) and Sheridan Memorial Hospital (Hospice of the Big Horns)**.

The Personal Representative shall execute and deliver such legal instruments as may be necessary or appropriate to effectuate the distributions described above.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that when the Personal Representative has completed the distribution of all estate assets, as ordered herein, with all documentation necessary with respect thereto, the Personal Representative shall file with the Court his Petition for Discharge.

Dated this _____ day of _____, 2025.



CERTIFIED

TO BE A FULL TRUE
AND CORRECT COPY

09/18/2025

Rene Botten

Rene Botten
Clerk of District Court
Sheridan County
Brian Phillips
Deputy Clerk

DISTRICT JUDGE



COPIES DISTRIBUTED

09/18/2025

By: Brian Phillips
Deputy Clerk
Sheridan County District Court

Sep 17 2025 08:54AM
2024-CV-0000294
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FILED

Exhibit A

Kitchen

- 1 Large Collection of Native American Projectile Points Including: Awls, Points, Spear Tips, Scrapers & More,
largest is 4.5"
- 2 Round Tile Top Dining Room Table, 42" Dia., w/ (4) Chairs
- 3 Grey Office Chair
- 4 (2) Small Pine Step Stools, 13" T
- 5 Oak 2-Drawer File Cabinet
- 6 Large Oak Enclosed Computer Desk, 74" T
- 7 Blue Pitcher & Bowl
- 8 Porcelain White Bowl w/ Painted Interior
- 9 (2) Wenger Swiss Wrist Watches
- 10 Small Oil Lamp
- 11 HP Computer & Assorted Office Supplies
- 12 Assorted Knick-Knacks on Shelf
- 13 Misc. Mixing Bowls & Mixer in Cabinet #1
- 14 Glassware, Plates & Misc. Kitchenware in Cabinet #2
- 15 Crock Pot, Baking Pans in Cabinet #3
- 16 Corning Ware & Misc. Food Containers in Top Cabinet
- 17 (3) Jars
- 18 (2) John Kuchera Style Metal Fisherman Statues
- 19 Misc. Artwork on Wall
- 20 Baking Pans
- 21 Canister Set
- 22 Ginsu Knife Block w/ Knives
- 23 Misc. Electric Kitchen Supplies
- 24 Cups, Plates, Storage Containers
- 25 Assorted Flatware



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FEES: \$57.00 PK ORDER
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

- 26 Misc. Serving Utensils, Spatulas & Spoons
- 27 Pots & Pans

Laundry Room

- 28 Kenmore Washer & Dryer, fairly new
- 29 (3) Clothes Hampers
- 30 White Cabinet Organizer
- 31 Ironing Board & Clothes Iron
- 32 Wood Clothes Drying Rack
- 33 Assorted Towels & Rugs
- 34 Misc. Bedding & Linens
- 35 (3) White Storage Cabinets, 6' T (\$40 each)
- 36 Misc. Plastic Totes
- 37 St. Croix "Legend Series IM-S" Graphite Fly Rod, 4/5 Wt.
- 38 (3) Older Fly Rods
- 39 Browning "STD Silaflex" Fly Rod, 6/7 Wt.
- 40 St. Croix "Pro-Graphite Series" Graphite Fly Rod, 5/6 Wt.
- 41 Assorted Coats & Outdoor Ski Gear

Master Bedroom & Hallway

- 42 Phi Prentice "Lion" Print on Board, 27" x 32"
- 43 Gerard Stemkowski "Flowers" Print on Board, 28" x 40"
- 44 Large Pine Armoire w/ Bedding in it, 43" W x 81" T
- 45 Pine Dresser w/ Mirror, 65" W x 85" T
- 46 Misc. Knick-Knacks on Dresser
- 47 Pine Chest of Drawers, 35" W x 53" T
- 48 Antique Cast Iron Dog Piggy Bank, 5.5" T
- 49 Hans Klieber "Cedar Wax Wings" Framed Etching, 11" x 9"
- 50 Misc. Bolo Ties
- 51 (2) Pine Night Stands, 31" T
- 52 (2) Floral Pattern Lamps, 30"
- 53 Assorted DVDs



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- 54 Full Size Metal Frame Bed w/ Bedding
- 55 Cedar Chest, 43" W
- 56 Misc. Art on Wall

Office

- 57 Book Case, 36" W x 6' T
- 58 Brown Topped Crock Pitcher
- 59 Assorted Vinyl Records
- 60 Chicken Metal Organizer
- 61 Chest of Drawers, 34" x 50"
- 62 Misc. Fly Fishing Gear
- 63 Assorted Other Items in Chest of Drawers
- 64 Collapsible Sewing Table
- 65 Floor Lamp
- 66 Misc. Books
- 67 Brown Knee Hole Desk, Chair & Misc. Items, 34" W
- 68 (3) Western Etchings Unframed, 15" x 18"
- 69 Small Pine Table, 26" T
- 70 Misc. Art on Wall
- 71 Assorted Christmas Decorations in Totes

Living Room & Small Room by Kitchen

- 72 Brown Leather Style Recliner, poor condition
- 73 Brown Leather Style Sofa, poor condition
- 74 Older Blue Arm Chair
- 75 Lane Cedar Chest, 46" W, has some damage
- 76 Samsung Flat Screen TV, 60" W, has Soundbar
- 77 Oak TV Stand, 43" W x 34" T
- 78 Composite 3-Drawer Chest
- 79 (2) Beige Table Lamps, 27" T
- 80 Early Painted Back Pine Rocker, 44" T
- 81 Bear Artwork



- 82 Roll Top Desk w/ Misc. Office Supplies, 48" W
- 83 (2) Drawer Oak Style File Cabinet
- 84 Clock & Misc. Knick-Knacks
- 85 Frederic Remington Bronze Sculpture w/ base, 10" T
- 86 Korirra "Landscape" Watercolor, 31" W x 25" T
- 87 Gollings "Eternal Vigilance" 1912, Early Cabinet Card, 6" W x 11" T
- 88 (2) C.M. Russell Prints
- 89 Misc. Artwork on Wall, mostly photos
- 90 Kenmore Upright Deep Freezer, Type UZ1F
- 91 Campbell Hausfeld Portable Air Tank
- 92 Closet w/ Misc. Cleaning Supplies & Kitchenware

Entryway

- 93 Assorted Ski Coats
- 94 Callaway "HDT" Golf Clubs w/ GBB Epic Driver
- 95 (2) Ski Back Packs
- 96 (4) Sets of Newer Down Hill Skis & Bindings
- 97 Misc. Totes & Household Items
- 98 3-Gal Red Wing Churn, Missing Lid
- 99 2-Gal Red Wing Churn, Missing Lid
- 100 Dog Toys & Dog Training Supplies

Garage

- 101 Craftsman 4-Drawer Tool Box Full, mostly Craftsman Mechanic Tools
- 102 Misc. Hand Tools on Wall
- 103 Smaller 2-Drawer Toolbox, Full
- 104 Craftsman 3-HP 20 Gal Air Compressor
- 105 Single Shot, 410 Shotgun, Missing Forand
- 106 Homelite "1700 PSI" Pressure Washer
- 107 Ridgid Professional Shop Vac
- 108 (2) Bolt Bins Full, smaller bins
- 109 4" Wilton Bench Vise



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

- 110 Misc. Shop Electric Cords
- 111 (2) Pair of Newer Snow Shoes
- 112 Many Older Down Hill & Cross Country Skis & Poles
- 113 Vehicle Ski Racks
- 114 Cabinet w/ Assorted Bolts, Screws, Nails & More
- 115 Misc. Corded Power Tools
- 116 Misc. Battery Tools, mostly Ryobi
- 117 Ryobi Skill Saw
- 118 Porter Cable Nail Gun & Ryobi Drill
- 119 Master Mechanic Hand Tool Set
- 120 Misc. Chains & Ratchet Straps
- 121 Assorted Shop Oils & Liquids
- 122 Cabinet w/ Bits, Wrenches, Sockets & More
- 123 Poulan Pro "42cc" Chainsaw
- 124 Misc. Gas Cans & Tools
- 125 Echo "PB-250 LN" Leaf Blower
- 126 Echo "SRM-225" Weed Trimmer
- 127 Yard Machines Push Lawn Mower
- 128 Misc. Hand Yard Tools Including: Rakes, Handyman, Post Pounder, Shovels & More
- 129 (2) Pioneer License Plates
- 130 Trekking Poles
- 131 (2) Garbage Cans
- 132 (2) Rolling Dolly Carts
- 133 6' Davidson Alum. Step Ladder
- 134 (2) Yard Push Seeder/Fertilizer Spreaders
- 135 Pabst Blue Ribbon Thermometer

Outdoors & Small Shed

- 136 2023 GMC "Acadia" SUV, 13,000 Miles, VIN # 1GKKNXLSOP2201433
- 137 Glass Water Jug & Plaster Horse Statue
- 138 (2) Patio Chairs



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

- 139 Cream Can
- 140 Utility Yard Cart
- 141 6' Wood Ladder
- 142 10' Extension Ladder
- 143 Copper Boiler
- 144 Remington Pole Saw
- 145 Craftsman "5/23" 10" Impeller Push Snow Blower
- 146 Snapper Weed Trimmer
- 147 True Temper Wheel Barrow
- 148 Craftsman "4.75HP" Push Lawn Mower
- 149 Dietz Lantern
- 150 Assorted Bags, Straps & Misc on Shelving
- 151 Craftsman "Pro Series 7400" Riding Lawn Mower
- 152 Older Golf Clubs w/ Bag
- 153 Misc. Hand Yard Tools Including: Fence Stretchers, Pitch Fork, Shovels & More
- 154 (2) Jack Stands

Large Shop

- 155 Franklin Electric 1.5hp Pump w/ Assorted Water Pipe
- 156 Misc. Hand Yard Tools in Corner Including: Brooms, Rakes, & More
- 157 (2) Rolling Hose Reel Carts
- 158 Cub Cadet "HTL 550" ATV/Lawn Mower Lift
- 159 Honda "FG 110" Small Rototiller
- 160 Fimco 20-Gal Sprayer w/ Boom
- 161 Ridgid 4-Gal Shop Vac
- 162 Master Forge Portable Grill
- 163 Magic Chef Apartment Refrigerator
- 164 Kenmore Microwave & Misc. Items on Shelf
- 165 (2) Stereo Scope w/ Cards in Oak Box
- 166 Dolly Cart
- 167 Misc. Dishes in Totes



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

168	(2) Large Plastic Dog Crates
169	Bose Speakers w/ Subwoofer, 33"T
170	Misc. Gas Cans
171	5-Gal Shop Vac
172	Large Assortment of Misc. Rope & Camping Supplies on Shelf
173	Bag w/ Assorted Tools & Polaris Winch
174	Yamaha "EF2000IS" Inverter/Generator
175	Yamaha "EF2400IS" Inverter/Generator
176	Misc. Truck Receiver Hitches
177	Black & Decker 6" Double End Grinder
178	(2) Small Hand Spray Tanks
179	(3) Bottle Jacks
180	(2) 30 Gal Propane Bottles
181	Misc. Drop Cords
182	P-K 10 Gal Spray Tank w/ Wand
183	Large Assortment of Misc. Household Items on Shelf
184	4' Wood Step Ladder
185	Speed Charge Battery Charger
186	East Point Ping Pong Table
187	Salomon "170DH" Skis & Cross Country Skis
188	Large 2-Ton Floor Jack
189	Tono Cover, unknown on what it fits
190	(2) Saw Horses
191	Push Seeder/Fertilizer Spreader
192	Bicycle Trailer
193	4' Universal ATV Dump Trailer
194	2017 PJ Trailers Utility Trailer w/ Drop Down Ramp, 5' x 10', VIN #3CVCU61013H255609
195	(2) Big Sprinkler "1000 F" Sprinklers, \$150 Each
196	Enduro Rototiller, Older
197	Large Assortment of 1.5" Collapsible Water Hose
198	Assorted Garden Hose
199	3' Pull Metal Yard Cart



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- 200 1.5hp Water Pump
- 201 Large Amount of New & Used 1.5" Poly Pipe
- 202 (2) Older Exercise Machines
- 203 Craftsman "GT18HP Twin" Yard Tractor w/ 40" Snow Blower
- 204 Husky "ST 230P" Snow Blower, Like New
- 205 Kinno Utility Top Rack for Car
- 206 Ryobi Table Saw w/ Stand
- 207 Older Treadmill "Pro Form XP"
- 208 (2) Lawn Chairs & Step Ladder
- 209 Delta "10" Miter Saw w/ Stand
- 210 Shop Stand
- 211 Specialized "Expedition Elite" Mountain Bike
- 212 Cannondale "Delta 1000" Mountain Bike
- 213 Handyman Jack
- 214 10' Werner Fiberglass Step Ladder
- 215 (2) Oak Entertainment Stands

Items not Onsite

- 216 1993 H&W ATV Trailer, Single Axle w/ Drop Down Ramp, VIN # 4FHUS1218PDD000716
- 217 Ruger "New Model Single Six" Revolver, .22 Cal
- 218 Hawes Firearms Revolver, .22 Cal
- 219 Taurus " 99 AF" Semi-Auto Pistol, 9mm Cal
- 220 Wards "Hercules" SXS Shotgun, 410 Cal
- 221 Remington "Fieldmaster Model 121" Pump Rifle, .22 Cal
- 222 Marlin "Model 880" Bolt Action Rifle, .22 Cal w/ Simmons Scope
- 223 Winchester "Model 1897" Pump 12 Ga Shotgun
- 224 Winchester "Model 1200" Pump 12 Ga Shotgun
- 225 Large Collection of Native American Points, Knives & Scrapers, some broken



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FEES: \$57.00 PK ORDER

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

FILED Exhibit B (Real Property Descriptions – Estate of Ricky Leach)

16 Leach Road

(385/406)

A tract of land situated in the NW¼SE¼ of Section 9, T55N, R85W of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:

Beginning at a point which is S 70°05' W, a distance of 2246.6 feet from the East Quarter corner of said Section 9; thence S 0°29' E, 485 feet; thence West 118.1 feet; thence N 25°05' E, 144.1 feet; thence N 14°29' W, 146.5 feet; thence N 6°43' W, 214.1 feet; thence East 114.5 feet to the point of beginning.

A strip of land, twenty-four feet in width, twelve feet on each side of a center line, more particularly described as:

W½, SE¼, Sec. 9, T55N, R85W; On County Road, S 57°48' W, a distance of 3,098.7 feet from the east 1/4 corner of Section 9, T55N, R85W; thence N 77°24' E, a distance of 41.0 feet; N 57°01' E, a distance of 193.2 feet; N 43°27' E, a distance of 72.5 feet; N 30°56' E, a distance of 161.6 feet; N 26°32' E, a distance of 211.6 feet; N 15°42' E, a distance of 34.7 feet; N 3°55' W, a distance of 44.4 feet; N 13°36' W, a distance of 98.5 feet; N 6° W, a distance of 38.0 feet; N 17°10' E, a distance of 19.5 feet to the point of ending.

(385/408)

A tract of land situated in the NW¼SE¼ of Section 9, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 9; thence S71°53'26"W, 2344.64 feet to the **POINT OF BEGINNING** of said tract, said point being the northwest corner of a tract of land described in Book 216 of Deeds, Page 162; thence S06°10'33"E, 214.17 feet along the westerly line of said tract described in Book 216 of Deeds, Page 162 to a point; thence S13°56'33"E, 146.55 feet along said westerly line to a point; thence S25°37'27"W, 144.15 feet along said westerly line to a point, said point being the southwest corner of said tract described in Book 216 of Deeds, Page 162; thence N89°32'53"W, 20.52 feet to a point, said point lying on the easterly line of a tract of land described in Book 79 of Deeds, Page 117; thence N26°19'45"E, 143.47 feet along said easterly line to a point; thence N12°59'15"W, 141.00 feet along said easterly line to a point; thence N67°08'15"W, 82.20 feet along the north line of said tract described in Book 79 of Deeds, Page 117 to a point, said point lying on the easterly line of a tract described in Book 253 of Deeds, Page 270, said easterly line described as the centerline of Big Goose Creek; thence N29°44'44"E,

82.30 feet along said centerline to a point; thence N03°53'15"W, 116.19 feet along said centerline to a point; thence S89°28'07"E, 35.35 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.360 acres of land more or less.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

9 Leach Road

(466/238)

A tract of land situated in the Northwest Quarter of Southeast Quarter (NW¼SE¼) of Section 9, in Township 55 North, Range 85 West of the Sixth Principal Meridian, more particularly described as follows:

Beginning at a point, said point being North 1346 feet and East 304 feet from the South Quarter (S¼) corner of said Section 9; thence North 36°20' East 92 Feet; thence North 26°58' East 175 feet; thence North 12°21' West 141 feet; thence North 66°30' West 70 feet to the approximate center of Big Goose creek, South 24°46' West 378.8 feet; thence leaving Big Goose Creek, South 66°30' East 130 feet, more or less, to the point of beginning; containing 1.20 acres, more or less.

And

A tract of land located in the W½SE¼ of Section 9, T. 55 N., R. 85 W., 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the centerline of an access road located N13°45'E, 1306.5 feet from the S¼ corner of said Section 9; thence N61°20'W, 173.5 feet to the centerline of Big Goose Creek; thence downstream along said centerline, N23°08'E, 285.2 feet; thence N30°23'E, 136.5 feet; thence leaving said centerline, S66°30'E, 12.2 feet to the NW corner of the tract recorded in Book 79, Page 117; thence along the westerly line of said tract, S24°46'W, 378.8 feet; thence S66°30'E, 158.1 feet to the centerline of said access road; thence along said centerline S27°04'W, 57.8 feet to the point of beginning.

(490/621)

A tract of land situated in the NW¼SE¼ of Section 9, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the south quarter corner of said Section 9; thence N13°38'55"E, 1308.90 feet to the southeast corner of a tract of land described in Book 466 of Deeds, Page 238; thence N26°30'07"E, 57.74 feet along the easterly line of said tract described in Book 466 Deeds, Page 238 to a point, said point being the **POINT OF BEGINNING** of this tract; thence N67°08'15"W, 28.17 feet along said easterly line of said tract described in Book 466 Deeds, Page 238 to a point; thence N35°41'45"E, 92.04 feet along said easterly line of said tract described in Book 466 Deeds, Page 238 to a point; thence N26°19'45"E, 31.53 feet along said easterly line of said tract described in Book 466 Deeds, Page 238 to a point, said point being the southwest corner of said tract described in Book 385 of Deeds, Page 408; thence S89°32'53"E, 20.52 feet along the south line of a tract of land described in Book 385 of Deeds, Page 408 to a point, said point being the southwest corner of said tract described in Book 385 of Deeds, Page 406; thence S28°40'46"W, 129.70 feet to the **POINT OF BEGINNING** of said tract.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.