

WARRANTY DEED

THIS INDENTURE, made the 15th day of November, 1994~~7~~, by and between SHERIDAN RACE CAR ASSOCIATION, a non-profit corporation organized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of SHERIDAN, the GRANTOR, and SHERIDAN SPEEDWAY, INC., a Wyoming corporation, whose address is 1759 Commercial Ave., Sheridan, WY 82801 the GRANTEES, WITNESSETH:

That the GRANTOR, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY and WARRANT unto the said GRANTEES, all that certain tract, lot, piece, and parcel of land situated in the County of Sheridan, State of Wyoming, and described as follows, to-wit:

See attached Exhibit "A"

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

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.



Ronald L. Lentz, Secretary

SHERIDAN RACE CAR ASSOCIATION

By

Dean McCalla
Dean McCalla, President

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

On this 15th day of November, 1994, before me personally appeared Dean McCalla, to me personally known, who, being by me duly sworn, did say that he is the President of Sheridan Race Car Association, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Dean McCalla acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 15th day of November, 1994.



Mark Garrison
Notary Public

My Commission Expires: _____

EXHIBIT "A"

A tract of land located in the South Half of the Northeast Quarter (S½NE¼) and the North Half of the Southeast Quarter (N½SE¼) of Section 25, Township 56 North, Range 84 West, and in the Southwest Quarter of the Northwest Quarter (SW¼NW¼) of Section 30, Township 56 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located S 87°36'44"E, 1088.37 feet from the Center Quarter Corner of said Section 25, said point lying on the southerly line of the NE¼ of said Section 25; thence along said southerly line S 87°36'44"E, 96.00 feet; thence N 20°34'28"W, 327.88 feet; thence N 25°20'33"E, 140.00 feet; thence N 0°02'04"W, 393.00 feet; thence S 82°52'46"E, 1513.04 feet to a point on the westerly right of way line of the Burlington Northern Railroad; thence along said westerly right of way on a spiral curve to the right having chord bearing and distance S 15°36'37"W, 295.41 feet; thence continuing along said railroad right of way along a curve to the right having a radius of 2226.84 feet, a central angle of 6°30'02", and arc length of 252.65 feet, with chord bearing and distance of S 21°22'22"W, 252.51 feet to a point on the westerly line of said Section 30; thence along said westerly line and continuing along the Burlington Northern Railroad right of way N 0°21'02"E, 129.41 feet; thence continuing along said railroad right of way along a curve to the right having a radius of 2176.84 feet, a central angle of 33°59'30", and arc length of 1291.45 feet, with chord bearing and distance S 38°30'44"W, 1272.79 feet; thence N 34°29'31"W, 193.70 feet; thence along a curve to the right having a radius of 173.24 feet, a central angle of 54°08'33", and arc length of 163.71 feet, with chord bearing S 70°29'58"W, 157.68 feet; thence N 82°25'46"W, 249.72 feet; thence N 7°34'11"E, 60.00 feet; thence N 8°18'54"W, 557.55 feet to the point of beginning.

Said tract contains 38.13 acres, more or less.

Together with the following non-exclusive easements:

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EASEMENT DESCRIPTION

A non-exclusive access roadway easement being 30 feet each side of a line located in the West Half of the East Half (W $\frac{1}{2}$ E $\frac{1}{2}$) of Section 25, T 56 N, R 84 W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located on the southerly right-of-way line of Wyoming Highway 336, said point being located N 0°14'38"E, 2647.79 feet from the center of said Section 25; thence S 0°23'24"E, 12.58 feet; thence along a curve to the left having central angle of 30°02'27", a radius of 190.99 feet, arc length of 126.81 feet with chord bearing S 19°24'38"E, 124.49 feet; thence S 30°25'51"E, 652.62 feet; thence along a curve to the right having central angle of 17°18'26", a radius of 286.48 feet, arc length of 86.54 feet with chord bearing S 29°46'30"E, 86.21 feet; thence S 21°07'25"E, 226.19 feet; thence along a curve to the right having central angle of 49°56'45", a radius of 286.48 feet, arc length of 249.73 feet with chord bearing S 3°50'58"W, 241.09 feet; thence S 28°49'20"W, 254.14 feet; thence along a curve to the left having central angle of 13°44'41", a radius of 286.48 feet, arc length of 68.72 feet with chord bearing S 21°57'00"W, 68.56 feet; thence S 15°04'39"W, 323.99 feet; thence along a curve to the left having central angle of 15°29'34", a radius of 286.48 feet, arc length of 77.46 feet with chord bearing S 7°19'52"W, 77.23 feet; thence S 0°24'55"E, 496.89 feet; thence along a curve to the left having central angle of 40°03'10", a radius of 286.48 feet, arc length of 200.26 feet with chord bearing S 20°26'29"E, 196.21 feet; thence S 40°28'04"E, 905.82 feet; thence along a curve to the left having central angle of 41°57'41", a radius of 286.48 feet, arc length of 209.81 feet with chord bearing S 61°26'55"E, 205.15 feet.

EASEMENT DESCRIPTION

A non-exclusive access roadway easement being 30 feet each side of a line located in the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 25, T 56 N, R 84 W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N 19°18'01"E, 1298.81 feet from the center of said Section 25; thence S 71°59'10"E, 299.27 feet; thence S 76°52'11"E, 1179.21 feet; thence S 07°49'33"W, 39.46 feet; thence along a curve to the left having central angle of 58°42'17", a radius of 190.99 feet, arc length of 195.68 feet with chord bearing S 21°31'36"E, 187.24 feet; thence S 50°52'44"E, 22.55 feet.