

WARRANTY DEED

Eastside Industrial Park Partnership, a partnership of Seymour Thickman & Muriel Thickman, husband and wife, J.D. Pelesky Construction Company, Inc. and Walter J. Pilch Revocable Trust, Walter J. Pilch, Trustee, of Sheridan County, Wyoming, Grantors, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, hereby convey and warrant to Sheridan Race Car Association, a Wyoming non-profit association, Sheridan County, Wyoming, Grantees, the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

A tract of land located in the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 25, Township 56 North, Range 84 West, and in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) 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 NE $\frac{1}{4}$ 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:

- 1) Easement No. 1 (See Exhibit "A")
- 2) Easement No. 2 (See Exhibit "B")

Given under our hands this 23 day of June, 1994.

EASTSIDE INDUSTRIAL PARK

By: *Seymour Thickman & Muriel Thickman*
Seymour Thickman & Muriel Thickman
husband and wife

Walter J. Pilch
Walter J. Pilch Revocable Trust, Walter
J. Pilch, Trustee

J.D. Pelesky Construction Co., Inc.
Gerald K. Pelesky
Gerald K. Pelesky
Its: PRESIDENT

Attest:
Deborah E. Pelesky

STATE OF WYOMING)
County of Sheridan) ss.

Subscribed and sworn to before me this 22nd day of June, 1994,
by Seymour Thickman and Muriel Thickman.

Witness my hand and official seal.


My Commission Expires:

Lisa I. Lemay
Notary Public
September 13, 1997

STATE OF WYOMING)
County of Sheridan) ss.

Subscribed and sworn to before me this 23 day of June, 1994,
by Walter J. Pilch, Trustee of the Walter J. Pilch Revocable Trust.

Witness my hand and official seal.


My Commission Expires:

Lisa I. Lemay
Notary Public
September 13, 1997

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STATE OF WYOMING)
County of Sheridan) ss.

Before me appeared Gerald K. Pelesky personally known to me and upon being sworn represented that he is the President of J.D. Pelesky Construction Co., Inc. that the seal affixed hereto is, the seal of J.D. Pelesky Construction Co., Inc., that this Agreement is signed and sealed on behalf of said corporation by the authority of the board of directors and that this Agreement is the free act and deed of said corporation.

DATED this 23 day of June, 1994.



My Commission Expires:

Lisa L. Long
Notary Public

September 13, 1997

EXHIBIT "A"

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 38°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 38°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°46'38"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, 241.89 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.

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EXHIBIT "B"

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.