

**WARRANTY DEED**

**Sheridan Speedway, Inc., a Wyoming close corporation**, Grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Sheridan Motorsports Association**, a Wyoming unincorporated nonprofit association, Grantee, whose address is 1590 Sugarland Drive Suite B, PMB 181, Sheridan, WY 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

Please see **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

SUBJECT to all reservations, restrictions, easements, rights-of-way and covenants of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 26<sup>th</sup> day of March, 2021.

**GRANTOR:**

**Sheridan Speedway, Inc., a Wyoming close corporation**

By: Clinton W. Jensen  
Clinton Wade Jensen, President

STATE OF WYOMING     )  
  ) ss.  
County of Sheridan     )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2021, by **Clinton Wade Jensen, President of Sheridan Speedway Inc., a Wyoming close corporation**, Grantor.

WITNESS my hand and official seal.



Clinton Wade Jensen  
Signature of Notarial Officer  
Rank and Title: Notary Public

My Commission expires: 5-13-22.

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 S87°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 S87°36'44"E, 96.00 feet; thence N20°34'28"W, 327.88 feet; thence N25°20'33"E, 140.00 feet; thence N0°02'04"W, 393.00 feet; thence S82°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 a distance S15°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 S21°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 N0°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 S38°30'44"W, 1272.79 feet; thence N34°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 S70°29'58"W, 157.68 feet; thence N82°25'46"W, 249.72 feet; thence N7°34'11"E, 60.00 feet; thence N8°18'54"W, 557.55 feet to the point of beginning.**

**ALSO**

**A non-exclusive access roadway easement contained in a Warranty Deed recorded June 24, 1994 in Book 367, Page 210 and recorded December 14, 1994 in Book 371, Page 19. EXCEPTING THEREFROM that certain parcel of land contained in an Access and Utility Easement document recorded December 17, 2009 in Book 511, Page 597 and recorded December 22, 2009 in Book 511, Page 702.**

**ALSO**

**A 60.0' Right-of-Way and Utility Easement for Ingress and Egress contained in an Access and Utility Easement document recorded December 17, 2009 in Book 511, Page 597 and recorded December 22, 2009 in Book 511, Page 702.**

**NO. 2021-767599 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801