

**WARRANTY DEED**

**Thomas W. Scott and Joan D. Scott**, husband and wife, of Sheridan County, Wyoming, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant to **Sheridan County School District No. 1, State of Wyoming**, P.O. Box 819, Ranchester, Wyoming 82839, Grantee, all of the real estate situate in the County of Sheridan, State of Wyoming, described on the attached **Exhibit A**,

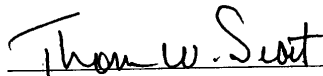
Together with all appurtenances thereto and all improvements and fixtures situate thereon, and all buildings in their present condition.

Subject to (i) reservations and exceptions in patents from the United States; (ii) easements, restrictions, covenants and rights-of-way of record; (iii) all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose; (iv) prior mineral reservations and conveyances; and (v) unrecorded ditch easements, if any.

And subject to a reservation of all water rights to Grantors. Water rights, if appurtenant to the property, are not included in the conveyance. Grantors retain the right to keep such water rights and to make those water rights appurtenant to other lands owned by Grantors.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

DATED this 16<sup>th</sup> day of June, 2006.

  
Thomas W. Scott

  
Joan D. Scott

543674 WARRANTY DEED  
BOOK 475 PAGE 0280  
RECORDED 06/16/2006 AT 03:15 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

STATE OF WYOMING                    )  
  : ss  
COUNTY OF SHERIDAN                )

The foregoing **Warranty Deed** was acknowledged before me this 16th day of June, 2006, by **Thomas W. Scott** .

WITNESS my hand and official seal.



Carolyn A. Byrd  
Notary Public

My commission expires: 7-25-07

STATE OF WYOMING                    )  
  : ss  
COUNTY OF SHERIDAN                )

The foregoing **Warranty Deed** was acknowledged before me this 16th day of June, 2006, by **Joan D. Scott** .

WITNESS my hand and official seal.



Carolyn A. Byrd  
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**Exhibit "A"**

A tract of land situated in the SW¼ of Section 32, Township 57 North, Range 86 West, and 6<sup>th</sup> P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the south quarter corner of said Section 32 (Monumented with a GLO Brass Cap, 1937); thence N36°13'33"W, 1753.50 to the **POINT OF BEGINNING** of said tract, said point being the southeast corner of a tract of land described in Book 140 of Deeds, Page 10 and lying on the southeasterly right of way line of U.S. Highway No. 14 (Monumented with a 1½" Aluminum Cap per PLS 2615); thence S40°23'15"W, 530.00 feet along said southeasterly right of way line and the easterly line of a tract of land described in Book 457 of Deeds, Page 145 to a point; thence N35°24'01"W, 1025.00 feet to a point; thence N83°38'45"E, 230.00 feet to a point; thence N67°32'19"E, 118.00 feet to a point; thence N62°15'55"E, 172.03 feet to a point; thence N57°57'49"E, 27.26 feet to a point, said point being the southwest corner of said tract described in Book 140 of Deeds, Page 10; thence S35°24'01"E, 732.24 feet along the southwesterly line of said tract described in Book 140 of Deeds, Page 10 to the **POINT OF BEGINNING** of said tract.

Said tract contains 10.05 acres of land more or less.  
Basis of Bearings is Wyoming State Plane (East Central Zone).