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BOOK: 538 PAGE: 376 FEES: \$11.00 SM MEMORANDUM OF AGF

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

MEMORANDUM OF AGREEMENT

This memorandum of agreement is made by The Hidden Bridge Golf Club LLC, whose address is P.O. Box 6261, Sheridan, WY 82801 ("Buyer") and System Land, LLC ("Seller") whose address is c/o Harker Mellinger, CPAS, LLC, 1470 Sugarland Dr., Ste. 1, Sheridan, WY 82801.

Buyer and Seller have entered into an agreement on this date in which Seller has agreed to sell and Buyer has agreed to purchase the following described real estate situate in Sheridan County, Wyoming:

Country Tract 1, Sheridan Gounty Club Minor Subdivision to the City of Sheridan, a subdivision filed September 27, 2010, in Drawer S of Plats, Plat No. 133 in the Office of the Sheridan County Clerk, less and excepting the following described parcel commonly referred to as the "driving range" comprising approximately 7.92 acres, more or less: A parcel of land situated in Tract 1, Sheridan Country Club Minor Subdivision to the City of Sheridan described as follows: Beginning at the northeast corner of said Tract 1 (Monumented with a 2" Aluminum Cap per PLS 2615); thence N56° 19' 12" W, 1044.37 feet along the northerly line of said Tract 1 to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the easterly line of Tract 2 of said Sheridan Country Club Minor Subdivision; thence S25° 32' 15" W, 437.43 feet along the northerly line of Tract 1 to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point being the southeast corner of said Tract 2; thence S67° 56' 09"E, 1049.48 feet to a point, said point lying on the westerly right-of-way line of Mydland Road; thence N22° 03'38" E, 226.35 feet along the westerly right-of-way line of Mydland Road to the Point of Beginning of said parcel. Bearings are based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Together with all improvements and fixtures situate thereon.

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, county, and state subdivision laws.

The agreement calls for the payment of the purchase price in installments and restricts the use of the property. This memorandum is a part of the agreement entered into between the Buyer and Seller.

Dated this 3 day of 3	, 201 <u>3</u> .
	Buyer The Hidden Bridge Golf Club LLC By: A - A - A - A - A - A - A - A - A - A
	Seller System Land Cl. By: Title: Manager

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	BOOK: 538 PAGE: 377 FEES: \$11.00 SM MEMORANDUM OF AGF
	EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
STATE OF W	,
STATE OF VVV	
	SS.
COUNTY OF SHOULDAN	
COUNTY OF SHERIDAN	ا من
	210 101 7
This instrument was acknowledge	d before on this 3 day of AN , 2013 by
JOHN THUK the	MANALE of The Hidden Bridge
Golf Club, LLC. Witness my hand and o	
Coll Club, ELC. Withess my hand and o	
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	Notary Public A A A A A A A A A A A A A A A A A A A
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4.10	10:7 Feb. 7:01
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COUNTY OF SHERIDAN	Wassessess &
	OWN DIMING
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Daniel D. Daharta an manager of Court	d before on this day org, 2010 by
Donald B. Roberts, as manager of Syste	
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