



## COVENANT FOR AGRICULTURAL PURPOSES EXEMPTION

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

The undersigned, being Grantors (and owners) and Grantees of a certain conveyance to which this Covenant is attached, being presented to the Sheridan County Clerk and Recorder for recording purposes, and all being of lawful age, and first duly sworn upon our oaths depose and state as follows:

1. That Grantors are the present owners of property described on Exhibit "A" which is attached hereto and made a part hereof and have this date delivered a Deed conveying Grantors' right, title and interest in and to such property to Grantees, and all of the parties hereto making application to the County Clerk of Sheridan County, Wyoming, to record such Deed pursuant to the agriculture exemption set forth in the State of Wyoming subdivision laws, and Grantors and Grantees hereby claiming that such conveyance is in fact exempt from the subdivision requirements set forth in such laws as well as other applicable County subdivision regulations for the reason that the lands described in this conveyance are agricultural lands, and the undersigned hereby stating and covenanting that such property as set forth on Exhibit "A" shall be used only for agricultural purposes (production of crops, livestock or other agrarian industry for the primary purpose of obtaining a monetary profit).

2. The parties hereto understand and acknowledge that this Covenant (that the property will be used for agricultural purposes) is binding upon the property and shall inure to the benefit of the respective successors, assigns and heirs of the Grantees. The undersigned further acknowledge that if the property is not used as stated and agreed herein, both parties may be subject to prosecution under the laws of the State of Wyoming and the *Rules and Regulations Governing the Division of Land in Sheridan County, Wyoming*. The parties further understand that the property will be used exclusively for agricultural purposes until a proper request is made and the County grants a subdivision permit allowing this division of property for non-agricultural purposes. The Grantees specifically acknowledge that any future conveyance of the subject property will be subject to the Covenant contained herein.

3. The undersigned state and agree that they have executed this Covenant in good faith and not for the purpose of evading the *Rules and Regulations Governing the Division of Land in Sheridan County, Wyoming*. Further, it is understood that this covenant shall have no bearing on taxation that the property may be subject to pursuant to Wyoming Statutes, Title 39.

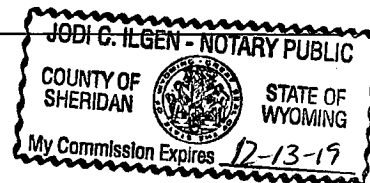
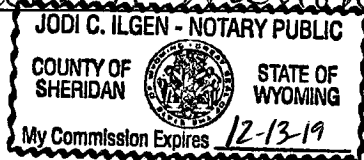
DATED and signed this 16<sup>th</sup> day of July 2018.

Jock G. Hutton  
(Signature)  
JOCK G. HUTTON  
(Print) Grantor

Craig E. Hutton (member of Hutton Ranch LLC,  
(Signature) a Wyoming limited liability  
Craig E. Hutton company)  
(Print) Grantee

Judith A. Hutton  
(Signature)  
Judith A. Hutton  
(Print)

(Signature)



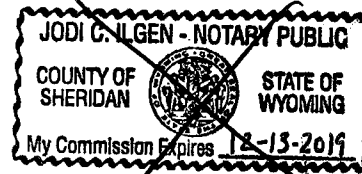


ACKNOWLEDGMENT

STATE OF WYOMING )  
COUNTY OF Sheridan )ss.

The following instrument was acknowledged before me by Jock Hutton  
+ Judith Hutton  
this 16<sup>th</sup> day of July 2018.  
Witness my hand and official seal.

Jodi C. Ilgen  
Notary Public  
My Commission Expires: 12-13-2019



ACKNOWLEDGMENT

STATE OF WYOMING )  
COUNTY OF Sheridan )ss.

The following instrument was acknowledged before me by Craig E. Hutton  
as a member of Hutton Ranch LLC, a Wyoming LLC  
this 1<sup>st</sup> day of July 2018.  
Witness my hand and official seal.

Notary Public  
My Commission Expires: 12-13-2019



## EXHIBIT "A"

### LAND DESCRIPTION

A tract of land located in and being a portion of the NW1/4NW1/4 of Section 17, T56N, R83W, of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3-1/4 inch brass cap, stamped PLS 5369, monumenting the northwest corner of said Section 17, T56N, R83W; Thence S89°41'05"E, 648.93 feet along the north line of said section 17 to a point, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence S29°38'49"E, 511.64 feet to a point, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence S66°21'29"W, 248.67 feet to a point, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence S32°17'27"W, 268.66 feet to a point, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence N53°59'09"W, 287.88 feet to a point, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence N84°41'33"W, 189.89 feet to a point, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence S50°30'47"W, 132.16 feet to a point lying on the east line of said section 17, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence N00°34'31"W, 672.30 feet along said east line of section 17 to the true **POINT OF BEGINNING** of said tract of land.

Said tract of land containing 11.26 acres, more or less.

And also a tract of land located in and being a portion of the NW1/4NW1/4 of Section 17, T56N, R83W, of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

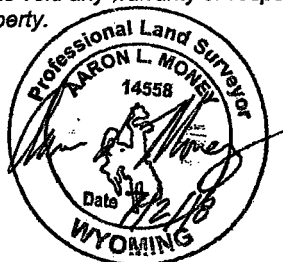
**COMMENCING** at a 3-1/4 inch brass cap, stamped PLS 5369, monumenting the northwest corner of said Section 17, T56N, R83W; Thence S00°34'31"E, 887.87 feet along the east line of said Section 17 to the true **POINT OF BEGINNING** of said tract of land, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence S51°17'24"E, 162.61 feet to a point, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence S15°39'36"W, 114.21 feet to a point, monumented by a 2-1/2 inch aluminum cap, stamped PLS 14558; Thence S78°37'09"W, 44.72 feet to a 2-1/2 inch aluminum cap, stamped PLS 14558 on the westerly line of that tract of land described by the warranty deed recorded in Book 524, on Page 45 of the Sheridan County, Wyoming records; Thence along the said westerly line of tract of land, N00°34'31"W, 146.93 feet to a 2-1/2 inch aluminum cap, stamped PLS 14558, monumenting the northeast corner thereof; Thence along the northerly line of said tract of land, S89°25'29"W, 50.00 feet to a 2-1/2 inch aluminum cap, stamped PLS 14558, monumenting the northeast corner thereof and lying on the east line of said Section 17; Thence N00°34'31"W, 74.07 feet along said east line of Section 17 to the true **POINT OF BEGINNING** of said tract of land.

Said tract of land containing 0.27 acres, more or less.

Subject to any Right-Of-Ways, Easements, Reservations and Encumbrances of Record.

The Basis of Bearings for this description being S00°34'31"E, 2834.01 feet for the line from the northwest corner to the west 1/4 corner of said Section 17, both of which are monumented by a 3-1/4 inch brass cap, stamped PLS 5369.

*I, Aaron L. Money, hereby certify that this description was prepared by me on July 2nd, 2018, and that the foregoing description represents the results of an actual field survey performed during June of 2018. The basis of my information, knowledge and belief as a Professional Land Surveyor, is that this description is true and correct. Modification in any way of the foregoing description with any change, addition or deletion of any part of this description will act to void any warranty or responsibility, expressed or implied, that I have toward the subject property.*



**NO. 2018-744536 DECLARATION OF COVENANTS**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801

