

Remit Payment To:

Big Horn County Title Company
P.O. Box 72
Greybull, WY 82426
(307)765-9999

INVOICE

Billed To:

Musser Brothers, Inc.
1131 13th Street, Suite 101
Cody, WY 82414

Invoice Date: October 15, 2020

Please Pay: at Closing

Our File Number: TC007235

Your Reference Number: WERBELOW BROTHERS

Property:

Hwy 14/16/20 - Parcel 7
Greybull, WY 82426
Big Horn County

Brief Legal: T52N,R94W, Sec 2, Lt 38 H, 1 Pt Lt
38 D,E in BHC, WY See Schedule
C for Full Legal

DESCRIPTION	AMOUNT
Preliminary Search - No Charge - the Basic Rate Premium will be charged when the property sells NOTE: If property is conveyed without a Title Policy being issued; then there is a search fee of \$200	0.00
Invoice Total Amount Due	\$ 0.00

Parcel 7
Thank You

Big Horn County Title Company
Preliminary Title Search

SCHEDULE A

Preliminary Search

Prepared For: **Musser Brothers, Inc.**

This Report is done solely for Musser Brothers, Inc. by Big Horn County Title Company for informational purposes only and is in no way intended to represent marketable title.

1. Report Date: **October 15, 2020**
2. Search Dates From: **May 23, 1950** To: **October 9, 2020 08:00 AM**
3. Fee Simple interest in the land described in this Preliminary Search is owned, on the Search Date, by:
Werbelow Brothers Partnership, a Wyoming partnership
4. The land referred to in this Preliminary Search is described as follows:
T52N,R94W, Sec 2, Lt 38 H, 1Pt Lt 38 D,E in BHC, WY See Schedule C for Full Legal
(see Schedule C for full legal description)

BIG HORN COUNTY TITLE COMPANY

October 15, 2020

By: _____


TRACY A. LAFOLLETTE, TITLE INSURANCE AGENT

Big Horn County Title Company

Preliminary Title Search

SCHEDULE B - SECTION I REQUIREMENTS

The following requirements would have to be met

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements and exceptions.
5. Payment of all taxes through and including those for the year 2019.
 - A. Taxes for the year 2019 in the amount of \$1853.31 for Tax Parcel No. 52-94-002-00346 are PAID. (Other lands included)
 - B. Taxes for the year 2019 in the amount of \$1928.29 for Tax Parcel No. 52-94-002-00336 are PAID. (Other lands included)
 - C. Taxes for the year 2019 in the amount of \$653.77 for Tax Parcel No. 52-94-002-00361 are PAID.
6. Provide Title Company with a signed Owner's/Borrower's and/or Lien Affidavits.
7. Warranty Deed from Werbelow Brothers, a Wyoming Partnership, to Grantee "To Be Determined", to be recorded in the Public Records of Big Horn County, Wyoming.
8. Affidavit stating the Partnership Agreement of Werbelow Brothers Partnership has not been further amended and the names of the partners are the same as the original Partnership Agreement that is on file at the Title Company.
9. The requirement to contact the Title Company when a transaction is determined as exceptions and requirements may change and the title insurance premium will be collected.

Big Horn County Title Company

Preliminary Title Search

SCHEDULE B - SECTION II EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Rights of claims of parties in possession or claiming to be in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, or questions of location, boundary, and area which are dependent upon a correct survey or inspection of the premises for determination.
4. Any lien, or right to a lien, for services, labor, or material heretofore to hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any service, installation or connection charge for sewer, water or electricity.
7. General taxes not now payable; matters relating to special levies or assessments, if any, preceding the same becoming a lien.
8. All right, title or interest in any minerals, mineral rights or related matters or interests derive therefrom, including, but not limited to, oil, gas, coal, and other hydrocarbons, whether shown or not by Public Record.
9. Right, title and interest in and to any personal property located on said land not attached and appurtenant to said land and any UCC that may be filed against said personal property.
10. Right, title and interest to any and all fences appurtenant to or encroaching upon said land, whose exact location is not disclosed by any survey of record, and to the ownership of said fences and the maintenance thereof.
11. Right-of-Way for a road as officially taken and established by Big Horn County, Wyoming or the Wyoming Department of Transportation, and incidental purposes as they pertain to county or state roads across and to said lands; including Road Highway 14/16/20 as depicted with in the County Assessor GIS map.
12. Reservations to the United States of America, all the oil and gas in the lands so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914. Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; but excepting nevertheless, and reserving unto the United States, rights-of-way over, across, and through said lands for canals and ditches constructed, or to be constructed by its authority, all in the manner prescribed and directed by the Act of Congress approved August 30, 1890. Patents recorded in Book 94 at Page 181, in Book 97 at Pages 190, 191, 192 and 194, in Book 161 at Page 159, Big Horn County, Wyoming records.

SCHEDULE B - SECTION II
EXCEPTIONS
(continued)

13. Right-of-Way, whether in fee or easement only, right for the construction, repair and maintenance of an irrigation canal, and for incidental purposes, as granted to Agrarian Irrigation Corporation, a Wyoming Corporation, its successors and assigns, as recorded on February 2, 1967, in Book 244 at Pages 476 and 478, Big Horn County, Wyoming records.
14. Right-of-Way document "Modification of Access Control", whether in fee or easement only, right for access, and for incidental purposes, as granted to The Wyoming State Highway Commission, as recorded on April 9, 1975, in Book 300 at Page 494, Big Horn County, Wyoming records.
15. Right-of-Way, whether in fee or easement only, a perpetual right for access and a ditch for carrying waste water, and for incidental purposes, as granted to J. Thomas Davis, Philip T. Davis and Sandra Davis, as recorded on March 29, 1999, in Book MF46 at Page 191, Big Horn County, Wyoming records.

Big Horn County Title Company
Preliminary Title Search

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Preliminary Title Search is described as follows:

Township 52 North, Range 94 West, 6th P.M., Big Horn County, Wyoming.

Section 2: Lot 38 A; and Lot 38 F North of U.S. Highway 14, 16, 20

Section 2: Lot 38 D and 38 E North of the U.S. Highway 14, 16, 20

Section 2: Lot Six (6) and Seven (7)

AND

A parcel of land in Lot No. 38-B, Township 52 North, Range 94 West of the 6th P.M., Resurvey, Big Horn County, Wyoming, being described as follows: Beginning at a point on the North line of Lot No. 38-B, Township 52 North, Range 94 West, said point located South 1382.2 feet and Westerly 1097.6 feet from the Northeast corner of Lot 38-A; thence South 0°17' East 1332.2 feet, more or less to the South line of said Lot No. 38-B; thence Westerly 237.2 feet, more or less to the Southwest corner of said Lot No. 38-B; thence Northerly 1331.2 feet, more or less, to the Northwest corner of said Lot No. 38-B; thence Easterly 230.6 feet more or less to the Point of Beginning.

AND

A parcel of land in Lots Nos. 38-B, 38-C, and in Lots Nos. 5, 7, 12, of Lot No. 73, Township 52 North, Range 94 West, of the 6th P.M. Resurvey, Big Horn County, Wyoming, being described as follows: Beginning at a point on the East line of Lot No. 38, Township 52 North, Range 94 West, said point being located South, 1343.3 feet from the Northeast corner of said Lot No. 38; thence S.89°57' E., 234.8 feet; thence S.0°14'E., 1992.3 feet; thence N.86°05' W., 810.0 feet; thence S. 1°21' W., 56.0 feet; thence N.87°12' W., 207.2 feet; thence N.1°16' E., 151.9 feet, thence N.88°31' W., 318.7 feet; thence N.0°17' W., 1790.4 feet, more or less, to the North line of Lot No. 38-B; thence Easterly, 1097.6 feet to the Northeast corner of Lot No.38-B; thence North, 38.8 feet to the Point of Beginning; LESS AND EXCEPTING a parcel of land located in Lot 38-C and in Lot 12, and Lot 73 of Township 52 North, Range 94 West of the 6th P.M., Big Horn County, Wyoming, commencing at a point located South 1,343.3 feet from the Northeast corner of Lot 38; thence South 89°57' East 234.8 feet; thence South 0°14' East 1,992.3 feet to the Point of Beginning of said parcel and from that Point of Beginning, thence North 86°05' West a distance of 810 feet; thence North 0°17' West 105 feet to a point; thence East a distance 805 feet; thence South 0°14' East a distance of 153 feet to the Point of Beginning.

AND

A parcel of land in Lot No. 38-C, Resurvey Township 52 North, Range 94 West, 6th P.M., Big Horn County, Wyoming, being described as follows: Beginning at a point on the North line of Lot 38-C, Township 52 North, Range 94 West, said point being located South 2718.6 feet and Westerly 1091.0 feet from the Northeast corner of Lot No. 38-A; thence South 0°17' East, 817.6 feet more or less to a point on the Northerly right-of-way line of State Highway No. U.S. 14, 16, 20; thence South 85°05' West 242.1 feet, more or less, along said Northerly Highway Right-of-Way line to a point on the West line of said Lot No. 38-C; thence Northerly 840.6 feet more or less to the Northwest corner of said Lot No. 38-C; thence Easterly 237.2 feet more or less to the Point of Beginning.