

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: July 29, 2020

Please Pay: at Closing

Our File Number: TC007232

Your Reference Number: WERBELOW BROTHERS

Property:

Hwy 14/16/20 - Parcel 4
Greybull, WY 82426
Big Horn County

Brief Legal: T52N,R94W, Sec 3, Lot 42 A Lot
42 B 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 4
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: **July 28, 2020**
2. Search Dates From: **May 23, 1950** To: **July 21, 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 3, Lot 42 A Lot 42 B in BHC, WY See Schedule C for Full Legal
(see Schedule C for full legal description)

BIG HORN COUNTY TITLE COMPANY

July 29, 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 \$332.56 for Tax Parcel No. 52-94-003-00022 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. This Commitment and Policy to be issued only pertain to Vacant Land.
9. 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.
10. 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.
11. 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.
12. 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, Highway 789 and 310 as depicted with in the County Assessor GIS map.

SCHEDULE B - SECTION II

EXCEPTIONS

(continued)

13. 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 and in Book 99 at page 196 Big Horn County, Wyoming records.
14. Right-of-Way, whether in fee or easement only, right for a road for the use of the public, and for incidental purposes, as granted to the State of Wyoming, as recorded on March 30, 1957, in Book 171 at Page 7, Big Horn County, Wyoming records.
15. Right-of-Way, whether in fee or easement only, right for electrical transmission and distribution line and/or systems, and for incidental purposes, as granted to Pacific Power & Light, its successors and assigns, as recorded on April 24, 1957, in Book 171 at Page 518, Big Horn County, Wyoming records.
16. 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 245 at Page 261, Big Horn County, Wyoming records.
17. Resolution from the Wyoming Highway Department, establishing a highway right-of-way, recorded August 18, 1967 in Book 246 at Page 641, 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:

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

Section 3: That part of Lots 42-A and 42-B, lying East of U.S. Highway No. 789-310 as said highway presently is laid out.

RIGHT OF WAY EASEMENT

Project No. F-034-5(4)

County Big Horn

Road Lovell - Greybull

Know All Men By These Presents:

That for and in consideration of the sum of thirty-seven (\$37.00) dollars, the receipt of which is hereby acknowledged and confessed, Jenathan Davis and Malba Davis

of the County of Big Horn and State of Wyoming, hereinafter called the grantor, hereby grants to the State of Wyoming, hereinafter called the grantee, the right to lay out, construct, inspect, operate and maintain a road for the use of the public over and across the following described lands located in the County of Big Horn and State of Wyoming, to-wit: Lots 42A and 42B, Resurvey T. 52 N., R. 94 W. of the 6th P. M., Wyoming.

The right of way hereby granted being more particularly described as follows:

PARCEL #1 All that portion of Lots 42A and 42B, Resurvey T. 52 N., R. 94 W. of the 6th P. M., Wyoming, lying between the centerline of the Cody - Greybull highway U. S. #20 and a right-of-way line parallel to said centerline and 75 feet northerly therefrom when measured at right angles thereto.

Said parcel of land containing 2.3 acres, more or less.

PARCEL #2 All that portion of said Lots 42A and 42B bounded as follows:

Beginning at the intersection of the northerly boundary of the above described 2.3 acre parcel and the easterly boundary of the right-of-way of Project F-034-5 (4), the Lovell - Greybull highway;

thence running N. 85°10' E. along the North boundary of said 2.3 acre parcel a distance of 55 feet;

thence running N. 57°05' W. a distance of 80.5 feet, more or less, to a point on the easterly right-of-way line of said Project F-034-5 (4);

thence running S. 14°50' E. along the easterly right-of-way line of said Project F-034-5 (4) a distance of 50 feet to the place of beginning.

Said parcel of land containing 0.03 acres, more or less.

PARCEL #3 All that portion of said Lot 42B bounded as follows:

Beginning at the intersection of the northerly boundary of the above described 2.3 acre parcel and the westerly boundary of the right-of-way of Project F-034-5 (4), the Lovell - Greybull highway;

thence running S. 85°10' W. along the North boundary of said 2.3 acre parcel a distance of 65 feet;

thence running N. 43°57' E. a distance of 74.8 feet, more or less, to a point on the westerly right-of-way of said Project F-034-5 (4);

thence running S. 14°50' E. along the easterly right-of-way line of said Project F-034-5 (4) a distance of 50 feet to the place of beginning.

Said parcel of land containing 0.04 acres, more or less.

Parcels #1, #2 and #3 contain 2.37 acres, more or less, of which approximately 2.0 acre are contained in the right-of-way of the present road.

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171 @ 518

518

Conveyance of Right of Way 373443

KNOW ALL MEN BY THESE PRESENTS: That I, Jonathan Davis, Jr.
 and Melba Davis, his wife resident of Big Horn County,
 Wyoming, grantor do hereby grant and convey to Pacific Power & Light
 Company, a Maine Corporation, grantee, and its successors and assigns forever, for the sum
 of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby ac-
 knowledged, a perpetual easement and right of way for the construction, maintenance and oper-
 ation of one line of poles carrying electrical transmission and distribution lines, with their ap-
 purtenances, upon, over and across the following described tract of land in Big Horn
 County, State of Wyoming, to-wit:

Approximately two feet north of proposed Highway Right of Way in
 Lot 42 B, Section 3, and Lot 42 A in Section 2, T. 52 N. R. 94 W.
 on Highway # 14 - 20.

For the purpose of the foregoing conveyance, first part hereby release and
 waive us to said right of way, all exemptions and privileges under the homestead laws
 of the State of Wyoming.

IN WITNESS WHEREOF, we have hereunto set our hands and
 seal, this 23rd day of April, 1957
Jonathan Davis Jr.
Melba Davis

WITNESSES:

STATE OF WYOMING,

County of Big Horn

On this 23rd day of April, 1957, before me, a Notary Public in

and for said County, personally appeared Jonathan Davis Jr. and

Melba Davis, the grantor above named, to me known to be the same
 persons described in and who executed the foregoing instrument, and acknowledged that they
 executed the same as their free act and deed, including the release and waiver of the right of
 Homestead, the said wife having been by me fully appraised of her right and of the effect of
 signing and acknowledging the said instrument.

Given under my hand and seal this 23rd day of April, 1957

John Davis
Notary Public



Commission expires.....
 Notary Public
 Big Horn County, Wyoming
 My Commission Expires July 16, 1958

Filed for record at 10:20 A.M. April 24, 1957
 Ellen Cowan Whipple, Clerk and Ex. Officer of County

2432261

433125 RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that James S. Emmett, a single man, and Jacob D. Emmett, a single man, and Clinton E. Emmett and Rebekah Emmett, husband and wife, grantors, do hereby grant and convey to the Agrarian Irrigation Corporation, a Wyoming Corporation, grantee, and its successors and assigns forever, an easement and right of way for the construction, repair, improvement and maintenance of an irrigation canal for conducting and flowing water therein, for the sum of One (\$1.00) Dollar and other valuable consideration, the receipt whereof is hereby acknowledged.

The grantors do hereby grant a perpetual easement for the purposes hereinabove mentioned, together with the right of ingress and egress to and from said lands for any and all purposes necessary and incident to the exercise by the grantee of the rights granted by this conveyance.

This conveyance is made to grantee as a right of way easement for said ditch which is not to exceed twenty-five (25) feet in width, over and across the following described premises, and only so much of said width is to be used for the construction, operation and maintenance of said canal as shall be absolutely necessary for said ditch purposes:

Tracts C, F, G, and H, of Lot 42, Section 3, Township 52 North, Range 94 West of the 6th P.M., Big Horn County, Wyoming.

For the purpose of the foregoing conveyance, grantors do hereby release and waive as to said right of way, all exemptions and privileges of the homestead laws of the State of Wyoming.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals, this 25th day of February, 1967.

James S. Emmett
(James S. Emmett)
Jacob D. Emmett
(Jacob D. Emmett)
Clinton E. Emmett
(Clinton E. Emmett)
Rebekah Emmett
(Rebekah Emmett)

246@id:11
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WYOMING HIGHWAY DEPARTMENT
Cheyenne, Wyoming

The Wyoming Highway Commission met in the conference room of the Jackson State Bank at Jackson, Wyoming at 1:30 p.m. on Sunday, August 6, 1967 with the following constituting a quorum being present:

- G. G. Nicolaysen, Chairman
- Gus Fleischli, Jr., Vice Chairman
- Harold M. Johnson, Commissioner
- C. E. Webster, Commissioner
- G. Clyde Larson, Commissioner
- B. W. Bridgford, Commissioner
- Ellis Livingston, Commissioner
- R. G. Stapp, Superintendent

Excerpt

15. It was moved by Commissioner Webster, seconded by Commissioner Larson and carried to adopt the following resolution:

RESOLUTION

WHEREAS, certain portions of FAP 176 C and FAP 176 G, as previously located and travelled, are no longer needed for State Highway and public use purposes.

NOW, THEREFORE BE IT RESOLVED, that acting under the provisions of Session Laws of Wyoming, 1965, Chapter 7, Section 1, the following described existing highway right of way be abandoned and all title and interest, except as provided under this law, to the highway right of way, shall pass to the adjacent landowners of Record, to-wit:

PARCEL NUMBER ONE: Beginning at a point on the northerly boundary of the right of way for the Greybull-Cody road as said right of way is described in Parcel Number One on a right of way easement dated March 28, 1957 and recorded March 30, 1957 on Page 7 of Photo Records Book 171, said point of beginning being located in Lot 42A of Section 3, Resurvey T. 52 N., R. 94 W. of the 6th P.M., Big Horn County, Wyoming, and being further described as north 350 feet and west 125 feet from the east quarter corner of said Section 3; thence northwesterly 0.37 miles, more or less, across Lot 42-A and Lot 42-B of said Section 3 to a point on the north boundary of said Lot 42 B, which point of ending is east 360 feet from the northwest corner of said Lot 42 B.

Excepting and excluding from the above described abandonment rights of way described in (1) a right of way easement dated March 28, 1957 and recorded March 30, 1957 on Page 7 of Photo Records Book 171 and, (2) a right of way easement dated November 16, 1956 and recorded December 28, 1956 on Page 362 of Photo Records Book 165, both in Big Horn County.