

**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:** September 1, 2020

**Please Pay:** at Closing

**Our File Number:** TC007233

**Your Reference Number:** WERBELOW BROTHERS

**Property:**

Hwy 14/16/20 -Parcel 5  
Greybull, WY 82426  
Big Horn County

**Brief Legal:** T52N,R94W, Sec 2, Lot 38 G 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 0.00

NOTE: If property is conveyed without a Title Policy being issued; then there is a search fee of \$200

**Invoice Total Amount Due \$ 0.00**

**PARCEL 5**

**Thank You**

# Big Horn County Title Company Preliminary Title Search

## SCHEDULE A

### Preliminary

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: **September 1, 2020**
2. Search Dates From: **May 23, 1950** To: **August 20, 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, Lot 38 G in BHC, WY See Schedule C for Full Legal**  
(see Schedule C for full legal description)

**BIG HORN COUNTY TITLE COMPANY**

**September 1, 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 \$1928.29 for Tax Parcel No. 52-94-002-00336 are PAID. (Other lands included)
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 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 97 at Page 192 Big Horn County, Wyoming records.
14. 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 520, Big Horn County, Wyoming records.
15. Right-of-Way, whether in fee or easement only, right for access driveway, utilities, irrigation pipe and ditches, and for incidental purposes, as granted by and between Marie K. Van Matre and Raymond Hogan, as recorded on March 22, 1976, in Book 307 at Page 606, 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 of the 6th P.M. Big Horn County, Wyoming.**  
**Section 2: Lot 38-G and Lot 38-F South of U.S. Highway 14, 16, 20**