



RECP #: 808694

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Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2Laramie County
Abstract & Title

File No.: 961733CHE (tb)

WARRANTY DEED

David L. Zwonitzer, grantor(s) of Laramie County, State of WY, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Daniel K. Zwonitzer and Justin L. Browning, a married couple as tenants by the entirety, grantee(s),

whose address is: 3898 Road 207, Cheyenne, WY 82007 of Laramie County and State of Wyoming, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

PARCEL 1:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 64 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 9 FROM WHICH THE NORTHEAST CORNER THEREOF BEARS N 01°34'31" EAST, A DISTANCE OF 834.33 FEET; THENCE N 57°39'23" W, A DISTANCE OF 291.47 FEET; THENCE S 69°17'06" W, A DISTANCE OF 845.16 FEET; THENCE S 09°50'05" E, A DISTANCE OF 371.21 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD; THENCE S 89°14'59" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 268.81 FEET; THENCE EASTERLY A DISTANCE OF 769.67 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2939.93 FEET AND A CENTRAL ANGLE OF 15°00'00"; THENCE S 74°14'59" E, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 85.42 FEET; THENCE N 01°34'31" E, A DISTANCE OF 549.40 FEET; THENCE N 57°39'23" W, A DISTANCE OF 180.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 64 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SECTION LINE BETWEEN SAID SECTION 9 AND 10, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS SOUTH 01°34'31" W, A DISTANCE OF 1812.06 FEET; THENCE N 57°39'23" W, A DISTANCE OF 291.47 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S 85°27'18" W, A DISTANCE OF 431.84 FEET; THENCE S 67°00'36" W, A DISTANCE OF 413.65 FEET; THENCE S 45°39'03" W, A DISTANCE OF 323.29 FEET; THENCE S 01°03'45" W, A DISTANCE OF 238.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE S 89°14'59" E, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 319.80 FEET; THENCE N 09°50'05" W, A DISTANCE OF 371.21 FEET; THENCE N 69°17'06" E, A DISTANCE OF 845.16 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TWO PARCELS OF LAND RESPECTIVELY SITUATE IN SECTION 9 AND 10, TOWNSHIP 13 NORTH, RANGE 64 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF BEING ALL THAT PORTION OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) HEREFORD, COLORADO, TO CARPENTER, WYOMING, BRANCH LINE PROPERTY, NOW DISCONTINUED, VARYING IN WIDTH ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE AS ORIGINALLY LOCATED AND CONSTRUCTED UPON, OVER, AND ACROSS SAID SECTION 9, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF SAID RAILWAY COMPANY'S 175 FOOT WIDE BRANCH LINE PROPERTY, BEING 75 FEET WIDE ON THE NORTHERLY SIDE AND 100 FEET WIDE ON THE SOUTHERLY SIDE OF SAID MAIN TRACK CENTERLINE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, BOUNDED ON THE EAST AND WEST BY THE EAST AND WEST LINES OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9.