

Old Republic National Title Insurance Co.
SCHEDULE A

Order Number: **20100437**

1. Effective Date: **06/15/2010 05:52:00 PM**

2. Policy or Policies to be issued:

a. Owner's Policy (**06/17/06**)

Amount:
Premium:

Proposed Insured:

b. Loan Policy (**06/17/06**)

Amount:
Premium:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple**, excepting from such estate or interest, any right, title or interest in and to any oil, gas, minerals and mineral rights, together with any rights associated therewith for which no search and examination has been made of the public records, and title thereto is, at the effective date hereof, vested in:

GAIL L. MOORE

4. The land referred to in this Commitment is described as follows:

See attached Exhibit A for legal description

EXHIBIT A

Order Number: 20100437

LEGAL DESCRIPTION

A parcel of land located within the NW¼ of Section 14 and the NE¼ of Section 15, Resurvey, Township 53 North, Range 101 West, 6th P.M., Park County, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, included within a tract of land platted as Tract A, Cody Ranchettes on record in the Park County Clerk's office in Plat Cabinet "C", Page 88, said Tract A was vacated by Instrument #354905 recorded October 13, 1995 in the Park County Clerk's office in MF Book 273, Page 535, said parcel of land being more particularly described as follows:

BEGINNING at a point on the westerly line of said Tract A, which bears N. 0°07'20" E. 12.00 feet from the southwest corner thereof; thence N. 0°07'20" E., along said westerly line, 1471.80 feet; thence S. 89°53'40" E., along the northerly line of said Tract A, 1652.57 feet; thence N. 0°10'40" E. 329.83 feet to the southeast corner of Lot 17 of said Cody Ranchettes; thence N. 0°07'50" E., along the easterly line of said Lot 17, 494.88 feet to the northeast corner thereof; thence, along the northerly and northeasterly lines of said Tract A, the following: S. 89°54'00" E. 259.07 feet; thence easterly, along a curve concave northerly and having a radius of 330.00 feet through a central angle of 17°17'40", an arc length of 99.61 feet; thence N. 72°48'20" E. 212.15 feet; thence easterly, along a curve concave southerly and having a radius of 300.00 feet through a central angle of 46°40'20", an arc length of 244.38 feet; thence S. 60°31'20" E. 473.66 feet; thence southeasterly, along a curve concave northeasterly and having a radius of 280.00 feet through a central angle of 26°59'00", an arc length of 131.87 feet; thence S. 87°30'20" E. 19.76 feet; thence easterly, along a curve concave southerly and having a radius of 225.00 feet through a central angle of 26°32'30", an arc length of 104.23 feet; thence S. 60°57'50" E. 178.18 feet; thence southeasterly, along a curve concave southwesterly and having a radius of 160.00 feet through a central angle of 25°16'30", an arc length of 70.58 feet; thence S. 35°41'20" E. 221.00 feet; thence easterly, along a curve concave northerly and having a radius of 200.00 feet through a central angle of 63°30'40", an arc length of 221.70 feet; thence N. 80°48'00" E. 105.81 feet to the northeast corner of said Tract A, also being a point on the northwesterly right-of-way line of Park County Road 2EE, previously known and established as Park County Road 131-K; thence S. 43°30'00" W., along said right-of-way line, 49.51 feet to the most easterly corner of the parcel of land described in Warranty Deed recorded as Doc #2001-7853 in said Park County; thence, along the northerly and southwesterly lines described in said Doc #2001-7853, the following: S. 80°48'00" W. 66.43 feet; thence westerly, along a curve concave northerly and having a radius of 230.00 feet through a central angle of 36°25'49", an arc length of 146.24 feet to the most westerly corner thereof; thence S. 33°53'31" E. 162.70 feet to the most southerly corner thereof, also being a point on said northwesterly right-of-way line of Road 2EE; thence, along said right-of-way line, the following: S. 43°30'00" W. 43.37 feet; thence S. 16°26'00" W. 255.76 feet; thence S. 22°47'30" W. 724.27 feet; thence S. 26°04'00" W. 119.87 feet; thence S. 50°19'00" W. 137.33 feet; thence S. 39°44'00" W. 145.09 feet; thence S. 59°14'00" W. 79.38 feet; thence S. 59°13'00" W. 155.25 feet; thence S. 35°41'58" W. 180.34 feet to the northeast corner of the parcel of land described in Warranty Deed recorded as Doc #2002-4822 in said Park County; thence westerly, along the northerly line described in said Doc #2002-4822, the following: N. 89°52'40" W. 1003.45 feet; thence N. 89°51'20" W. 1651.93 feet to the POINT OF BEGINNING.

TITLE POLICY DOES NOT INSURE against any portion of subject property that may be contained within a right-of-way.

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**SCHEDULE B
PART I & II**

Order Number: **20100437**

REQUIREMENTS

The following requirements must be met:

Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.

Pay us the premiums, fees, and charges for the Policy.

Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered, and recorded.

1. **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. Title Company may then make additional requirements or exceptions.
2. **ATTENTION! THIS IS A PRELIMINARY REPORT AND NOT INTENDED TO BE AN OBLIGATION TO INSURE.** Although there may be requirements listed at this time, additional or alternate requirements and/or exceptions may be reflected when a commitment is issued. This report is issued for informational purposes only.
3. **NOTICE TO APPLICANT:** The land described in this Commitment may be serviced by services provided by cities, towns, public utility companies and other firms providing municipal type services which do not constitute liens upon the land and for which no notice of the existence of such service charges are in evidence in the Public Records. The Applicant should directly contact all entities providing such services and make the necessary arrangements to insure payment for such services and continuation of services to the land.
NOTE: If said property is not within an assessed improvement district, check with Water Commissioner for possible water or sewer line charges.

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless any of these exceptions are disposed of to the satisfaction of the Company:

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

Rights or claims of parties in possession or claiming to be in possession not shown by the public records.

Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water; (d) any right, title, or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.

Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

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Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Any adverse claim based upon the assertion that: (a) some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; (b) the boundary of the land has been affected by a change in the course or water level of a navigable river or lake; (c) the land is subject to water rights, claims, or title to water, and to any law or governmental regulation pertaining to wetlands.

1. GENERAL TAXES APPEAR TO HAVE BEEN PAID FOR:

Year: **2009**

Total amount billed: **\$1,462.03**

Tax I.D.: **#11-06530101423002**

Parcel: **#R0011722**

*NOTE: The first installment (half) is due and payable September 1 and delinquent November 10.
The second installment (half) is due and payable March 1 of the following year and delinquent May 10.*

2. IRRIGATION ASSESSMENT APPEARS TO HAVE BEEN PAID FOR:

Year: **2009**

Irrigation District: **Heart Mountain**

Total amount billed: **\$1,398.20**

NOTE: If subject property is within a private water association, check with the Association Water Master for individual charges.

*NOTE: The first installment (half) is due and payable September 1 and delinquent November 10.
The second installment (half) is due and payable March 1 of the following year and delinquent May 10.*

3. ANY LIENS OR ASSESSMENTS DUE OR TO BECOME DUE by reason of the fact that the property may be affected by the terms and conditions of Water Supply and User Contracts associated with the Northwest Rural Water District.

4. ANY PORTION OF SUBJECT PROPERTY that may be contained within the County Road 2EE right-of-way along the easterly line of subject property; including but not limited to any recorded or unrecorded documents pertaining to County Road 2EE.

5. ANY LOSS OR DAMAGE ARISING from the fact that the easterly line of subject property adjoins a county road, state or federal highway and that access may be limited.

6. RESTRICTIONS, CONDITIONS AND COVENANTS, containing no forfeiture or reverter clause, but deleting restrictions, if any, based on race, color, religion or national origin, and the terms and conditions thereof:

Imposed by instrument:

Recorded: **November 3, 1976**

Book **MF 8** Page **758**

7. SUBJECT TO TERMS AND CONDITIONS AS CONTAINED IN PATENT recorded July 23, 1952 in Book 173, Page 464.

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8. **SUBJECT TO TERMS AND CONDITIONS AS CONTAINED IN PATENT recorded March 13, 1958 in Book 226, Page 227.**
9. **PARTIAL VACATION OF PLAT recorded October 13, 1995 in Book MF 273, Page 535.**
10. **SUBJECT TO COVENANTS, CONDITIONS, RULES, REGULATIONS, RESTRICTIONS AND OTHER MATTERS contained in instrument entitled "Park County Development Standards and Regulations" recorded December 8, 2008 as Doc #2008-9224, and any violation thereof.**
11. **EASEMENTS AND/OR ITEMS SET FORTH IN PLAT as filed in Book "C", Page 88.**
12. **EASEMENT, including the terms, covenants and provisions as may be contained therein, as granted/reserved by instrument:
Recorded: April 6, 1990
Book MF 179 Page 815**
 - *SUBJECT TO TERMS AND CONDITIONS AS CONTAINED IN WAIVER AND RELINQUISHMENT recorded October 18, 2000 as Doc #2000-6163**
 - *SUBJECT TO TERMS AND CONDITIONS AS CONTAINED IN WAIVER AND RELINQUISHMENT recorded October 18, 2000 as Doc #2000-6164**
 - *SUBJECT TO TERMS AND CONDITIONS AS CONTAINED IN WAIVER AND RELINQUISHMENT recorded October 18, 2000 as Doc #2000-6165**
 - *SUBJECT TO TERMS AND CONDITIONS AS CONTAINED IN WAIVER AND RELINQUISHMENT recorded October 18, 2000 as Doc #2000-6166**
 - *SUBJECT TO TERMS AND CONDITIONS AS CONTAINED IN ORDER ON STIPULATION FOR JUDGMENT recorded October 18, 2000 as Doc #2000-6167**
13. **EASEMENT, including the terms, covenants and provisions as may be contained therein, as granted/reserved by instrument:
Granted to: Northwest Rural Water District
Recorded: November 13, 1992
Book MF 217 Page 651**
14. **EASEMENT, including the terms, covenants and provisions as may be contained therein, as granted/reserved by instrument:
Granted to: Garland Light & Power Company
Recorded: May 21, 1999
Doc #1999-3514**
15. **RESERVATIONS, and the terms and conditions thereof:
Contained in deed from: Joe Dean Yowell
Recorded: March 19, 1958
Book 226 Page 311**

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16. RESERVATIONS, and the terms and conditions thereof:

Contained in deed from: Samuel D. West and Virginia V. West

Recorded: May 19, 1959

Book 236 Page 343

17. RESERVATIONS, and the terms and conditions thereof:

Contained in deed from: Thomas D. Pheasant and Ethel H. Pheasant

Recorded: November 14, 1959

Book 240 Page 584