

WERNER MOUNTAIN RANCH FULL LEGAL DECIPTION

Township 27 North, Range 72 West of the 6th P.M. Converse County, Wyoming:

Section 3: SW¹/₄: W¹/₂SE¹/₄.
Section 4: S¹/₂SE¹/₄: NE¹/₄SE¹/₄.
Section 8: S¹/₂SE¹/₄: SE¹/₄SW¹/₄

Excluding a parcel of land situate within portions of the S¹/₂SE¹/₄ and the SE¹/₄SW¹/₄ of of Section 8 and the N¹/₂SW¹/₄ of Section 17, T.27N., R.72W., 6th P.M., Converse County, Wyoming, said parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 17, being monumented by a brass cap;

Thence N43°46'34"W, a distance of 104.72 feet to the northeast corner of the parcel and being the Point of Beginning;

Thence S47°54'16"W, a distance of 1756.17 feet to the southeast corner of the parcel;

Thence 43°07'57"W, a distance of 1211.78 feet to the southwest corner of the parcel;

Thence 46°12'45"E, a distance of 340.14 feet to a point located on the west line of the SE¹/₄ of said Section 8;

Thence N00°26'54"W, along the west line of the SE¹/₄ of said Section, a distance of 669.89 feet to the northwest corner of the parcel, located on the north line of the S¹/₂SE¹/₄ also being the south line of the Forest Service property;

Thence S89°02'11"E, along the north line of the S¹/₂SE¹/₄ and the south line of the Forest Service property, a distance of 1428.02 feet to a point;

Thence S38°14'00"E, a distance of 748.92 feet to the Point of Beginning.

53.38 Acres more or less:

Section 9: E¹/₂: S¹/₂SW¹/₄:
Section 10: N¹/₂NW¹/₄:SW¹/₄NW¹/₄.
Section 17: N¹/₂: N¹/₂S¹/₂:SE¹/₄SE¹/₄.
Section 18: S¹/₂NE¹/₄: N¹/₂SE¹/₄:
E¹/₂SW¹/₄: Lot 4 (SW¹/₄SW¹/₄).
Section 19: W¹/₂SE¹/₄: SE¹/₄SE¹/₄.
Section 20: E¹/₂NE¹/₄.
Section 21: NW¹/₄: W¹/₂NE¹/₄: NE¹/₄.