

DISCLOSURE STATEMENT

KRAUSE WEST SIMPLE SUB.- 45

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1. Road construction and maintenance are the responsibility of the property owner, however, snow removal on the access Road 11 is provided by the County.
2. Domestic well water is already used with NWRW nearby. The owner shall be responsible for well maintenance and should have well registered with the State Engineers Office.
3. A septic system is already installed on the property, and shall be maintained by the owner.
4. There are no subdivision covenants or homeowner association rules. Park County does not enforce private subdivision covenants.
5. Garbage disposal agreements can be obtained from Keele Sanitation or A-1 Sanatation.
6. This property lies within the protection of Fire District No. 1, Powell, WY.
7. This property is not subject to flooding and does not lie in a flood plain.
8. There is an existing house on this property with no construction covenants.
9. U.S. Postal service is available.
10. There are Shoshone Irrigation water rights with this property. Subdivision purchasers are not allowed to use water out any ditch or stream without a water right.
11. Irrigation waste water is disposed of by a waste ditch on the east side of the property.
12. Cable TV: Non known
13. Telephone: Quest
14. Gas: MDU
15. Electric: Pacific Power
16. Northwest Rural Water is available on the north side of the house.
17. The utilities are currently used by the existing property.
18. There are existing outbuildings including a Shop/Barn, garages and grain storage buildings with no constructions covenants.
19. There is an access easement pending through Western Sugar Co. Property.
20. This disclosure pertains to Lot 1.

#2005-5210
1 OF 1
07/25/2005
04:15:00PM

REC \$8.00

PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

Jerold C. Krause #/29/05
 Jerold C. Krause, Power of Attorney

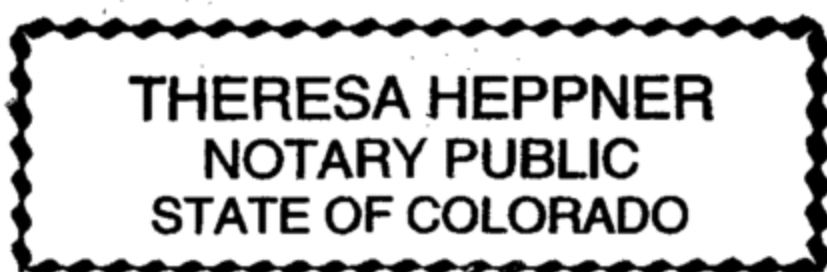
State of Colorado
 County of Arapahoe } ss.

The foregoing instrument was acknowledged before me by Jerold Krause, this 29 day of April, 2005
 Witness my hand and official seal.

My Commission Expires: 4/04/2008

Theresa Heppner
 Title of Officer

Notary Public



My Commission Expires 06/04/2008