



WARRANTY DEED

NORTH SHERIDAN LAND COMPANY, LLC, a Wyoming flexible limited liability company, of 237 North Main St., Ste. 200, Sheridan, WY 82801 ("**GRANTOR**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, hereby **CONVEYS AND WARRANTS** unto **Teagan*Parrott**, a single man, of 571 Michael Drive, Sheridan, WY 82801 ("**GRANTEE**"), the following described real estate situate in Sheridan County, Wyoming, to-wit: *James

A Tract of land hereafter known as NORTH RIM RACHETTES, TRACT 2, located in Sheridan County, State of Wyoming and more particularly described as set forth in the attached Exhibit "A" record of survey and Exhibit "B" legal description. Said Exhibit "A" and Exhibit "B" is expressly incorporated herein by reference.

Said tract contains 50.00 acres of land, more or less, as described in Exhibit "A" and Exhibit "B" and is otherwise conveyed:

a. Subject to the express building envelope restriction stated in paragraph 3, page 3 of the Second Amended Covenants, recorded on April 1, 2009 at Book 504, Page 554 of the official records of the Sheridan County Clerk and Recorder. The expressly designated building envelope for this TRACT 2 is described and illustrated on the attached and incorporated Exhibit "C". Residential construction on the property fully consistent with the requirements and restrictions set out in the Second Amended Covenants shall only take place within the distinct building envelope area delineated as such on the attached Exhibit "C" and otherwise fully subject to all applicable Sheridan County zoning and building regulations.

b. Together with all improvements, fixtures, hereditaments and appurtenances thereto belonging or in anywise appertaining; and,

c. Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to any applicable building and zoning regulations and city, state and county subdivision laws and further subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, existing fence lines or encroachments, if any.

Fully releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

Recordation of this Deed constitutes proof of delivery and acceptance of this Deed. By accepting delivery of this Deed, and consistent with the underlying purchase agreement, Grantees hereby expressly and fully waive and release Grantor from any and all disclosures, requirements, rights or claims otherwise available to them in any way or on any basis pursuant to W.S. § 34-1-151 (LexisNexis 2020 as amended).

WITNESS my hand on this 18th day of November, 2020.

NORTH SHERIDAN LAND COMPANY, LLC

By: [Signature]
Its Managing Member

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

The above instrument was executed and acknowledged before me this 18th day of November, 2020 by Jason Spielman in his capacity as the authorized Managing Member of North Sheridan Land Company, LLC, a flexible Wyoming limited liability company.

Witness my hand and official seal.

[Signature]
Notary Public

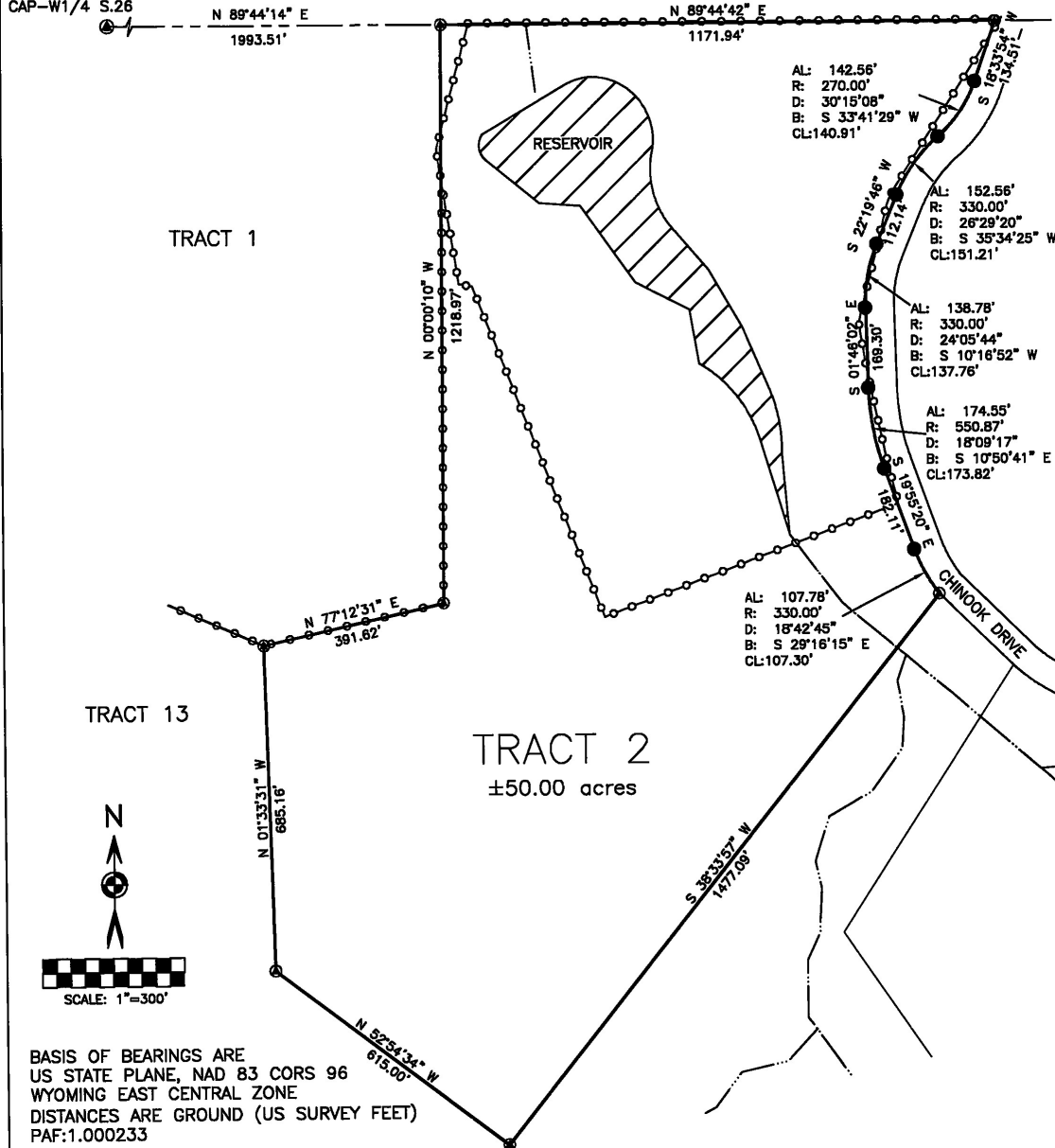
My commission expires: 5-13-22



EXHIBIT A

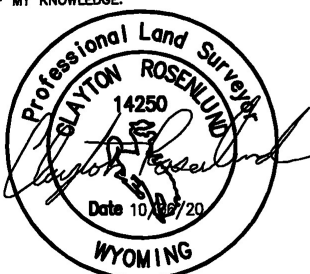
A TRACT OF LAND, LOCATED IN THE E $\frac{1}{2}$ SW $\frac{1}{4}$ & W $\frac{1}{2}$ SE $\frac{1}{4}$ OF
SECTION 26, TOWNSHIP 57 NORTH, RANGE 84 WEST OF THE 6TH
P.M., SHERIDAN COUNTY, WYOMING
CONTAINING $\pm$ 50.00 ACRES

FOUND BRASS
CAP-W1/4 S.26



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 CORS 96
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000233

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT
THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY
PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.



LEGEND

- FOUND EXISTING 2" AC-PLS 2615
- ⊙ FOUND EXISTING 2" AC-PLS 5300 OR AS NOTED
- AC ALUMINUM CAP
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- EASEMENT
- FENCE
- EXTERIOR SECTION LINE

FOR:
NORTH SHERIDAN LAND COMPANY

EXHIBIT B

LEGAL DESCRIPTION OF TRACT 2 OF NORTH RIM RANCHETTES

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4) AND THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2SE1/4) OF SECTION 26, TOWNSHIP 57 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

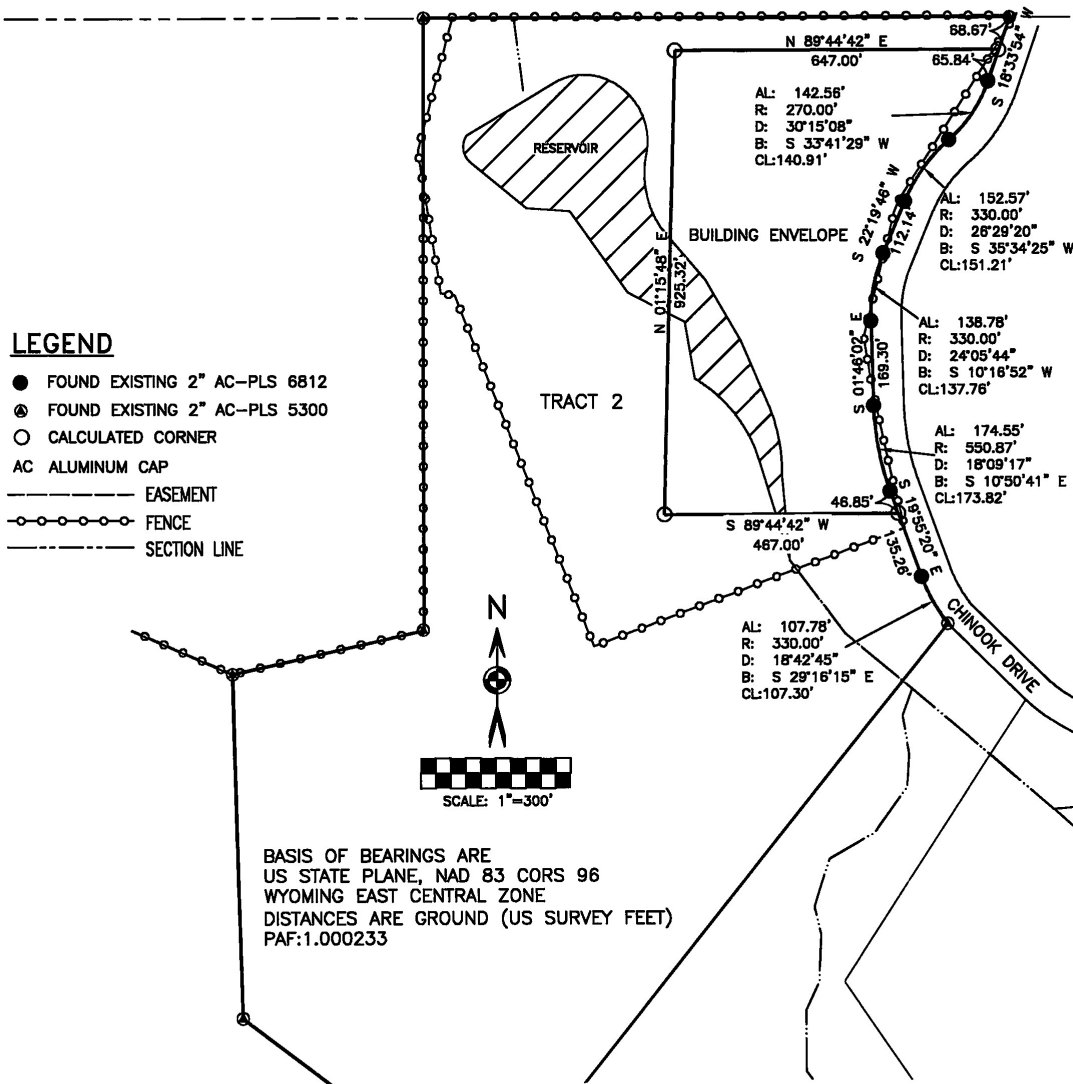
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26, THENCE N89°44'14" E, 1993.51 FEET ALONG THE NORTH LINE OF THE SOUTH HALF (S1/2) OF SAID SECTION 26, TO THE NORTHEAST CORNER OF TRACT 1 OF SAID NORTH RIM RANCHETTES AND THE TRUE POINT OF BEGINNING (P.O.B.) OF SUBJECT TRACT;

THENCE N89°44'42" E, 1171.94 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHINOOK DRIVE; THENCE S18°33'34" W, 134.51 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 142.56 FEET, A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 30°15'08", A CHORD BEARING OF S33°41'29" W AND A CHORD LENGTH OF 140.91 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 152.56 FEET, A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 26°29'20", A CHORD BEARING OF S35°34'25" W AND A CHORD LENGTH OF 151.21 FEET; THENCE S22°19'46" W, 112.14 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 138.78 FEET, A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 24°05'44", A CHORD BEARING OF S 10°16'52" W AND A CHORD LENGTH OF 137.76 FEET; THENCE S 01°46'02" E, 169.30 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 174.55 FEET, A RADIUS OF 550.87 FEET, A DELTA ANGLE OF 18°09'17", A CHORD BEARING OF S 10°50'41" E AND A CHORD LENGTH OF 173.82 FEET; THENCE S 19°55'20" E, 182.11 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 107.78 FEET, A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 18°42'45", A CHORD BEARING OF S 29°16'15" E AND A CHORD LENGTH OF 107.30 FEET; THENCE S38°33'57" W, 1477.09 FEET; THENCE N 52°54'34" W, 615.00 FEET TO THE SOUTHEAST CORNER OF TRACT 13 OF SAID NORTH RIM RANCHETTES; THENCE N 01°33'31" W, 685.16 FEET ALONG THE EAST LINE OF SAID TRACT 13 TO A POINT ON THE SOUTH LINE OF SAID TRACT 1; THENCE N 77°12'31" E, 391.62 FEET ALONG SAID SOUTH LINE OF SAID TRACT 1 TO THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE N 00°00'10" W, 1218.97 FEET ALONG THE EAST LINE OF SAID TRACT 1 TO SAID NORTHEAST CORNER OF SAID TRACT 1 AND THE POINT OF BEGINNING

SAID TRACT CONTAINS ±50.00 ACRES

SUBJECT TO ALL PRIOR EASEMENTS, COVENANTS, RESTRICTIONS, CONDITIONS OR CONVEYANCES OF RECORD

EXHIBIT C



BUILDING ENVELOPE FOR TRACT 2, NORTH RIM RANCHETTES

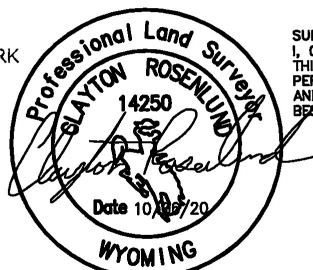
THE FOLLOWING DESCRIBED BUILDING ENVELOPE LOCATED IN TRACT 2, NORTH RIM RANCHETTES BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A POINT LAYING S 18°33'54" W, 88.67 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 2 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 18°33'54" W, 65.84 FEET ALONG THE WEST LINE OF CHINOOK DRIVE, THENCE CONTINUING ALONG SAID CHINOOK DRIVE, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 142.56 FEET, A DELTA OF 30°15'08", AND A CHORD OF S 33°41'29" W 140.91 FEET; THENCE CONTINUING ALONG SAID DRIVE, THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 152.56 FEET, A DELTA OF 26°29'20", AND A CHORD OF S 35°34'25" W, 151.21 FEET; THENCE CONTINUING ALONG SAID DRIVE S 22°19'48" W, 112.14 FEET; THENCE CONTINUING ALONG SAID DRIVE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 330 FEET, AN ARC LENGTH OF 138.78 FEET, A DELTA OF 24°05'44", AND A CHORD OF S 10°16'52" W, 137.76 FEET; THENCE CONTINUING ALONG SAID DRIVE S 01°46'02" E, 169.30 FEET; THENCE CONTINUING ALONG SAID DRIVE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 550.87 FEET, AN ARC LENGTH OF 174.55 FEET, A DELTA OF 18°09'17", AND A CHORD OF S 10°50'41" E, 173.82 FEET; THENCE CONTINUING ALONG SAID DRIVE, S 19°55'20" E, 46.85 FEET, THENCE LEAVING SAID CHINOOK DRIVE, S 89°44'42" W, 487.00 FEET; THENCE N 01°15'48" E, 925.32 FEET; THENCE N 89°44'42" E, 647.00 FEET, TO THE POINT OF BEGINNING

SAID BUILDING ENVELOPE CONTAINING AN AREA OF ±9.97 ACRES MORE OR LESS

NO. 2020-764028 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801



SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT
THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY
PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.

FOR:
NORTH SHERIDAN LAND COMPANY