

WARRANTY DEED

Michael D. Kaser and Jenny L. Kaser, husband and wife, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant to **Michael D. Kaser and Jenny Lynn Kaser, Trustees of the Michael and Jenny Kaser Revocable Trust, UAD 6-5-2013**, 58 Wolf Creek Road, Ranchester, Wyoming 82839, Grantees, an undivided three-quarters (3/4) interest in the real estate situate in County of Sheridan, State of Wyoming, and described as follows:

See Exhibit A, attached hereto and made a part hereof

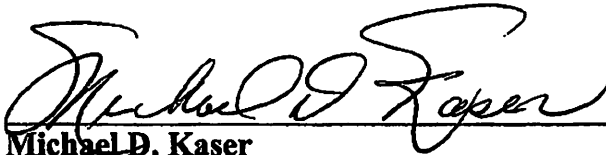
Together with all improvements thereon and all appurtenances thereto, including all appurtenant water and water rights, ditches and ditch rights, reservoirs and reservoir rights;

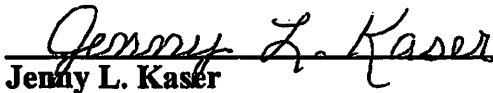
And together with all oil, gas, coal and other mineral rights of any and all types owned by the Grantors in and underlying and that may be produced from the above-described lands;

Subject to reservations, easements, covenants, and restrictions and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

DATED this 5th day of June, 2013.


Michael D. Kaser


Jenny L. Kaser



STATE OF WYOMING)
: SS
COUNTY OF SHERIDAN)

The foregoing **Warranty Deed** was acknowledged before me this 5th day of June, 2013, by **Michael D. Kaser and Jenny L. Kaser.**

WITNESS my hand and official seal.



Linda L. Olson
Notary Public

My commission expires: _____



Exhibit "A"

A tract of land situated in a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 19, Township 57 North, Range 85 West, and a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point, said point being on the West right-of-way line of the Wolf Creek County Road, and S. 55°59'08" E., 1203.76 feet from the West quarter corner of said Section 19; thence N. 14°32'37" W., 921.23 feet to a point on the South line of a tract of land described in Book 294 of Deeds, Page 422; thence S. 89°05'25" W., 81.95 feet to the SW Corner of said tract; thence S. 81°29'55" W., 89.06 feet to a point on the centerline of Tongue River and 200 feet North of the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S. 23°25'28" W., 158.80 feet along said centerline to a point; thence S. 61°44'34" W., 139.77 feet along said centerline to a point; thence N. 86°53'13" W., 182.24 feet along said centerline to a point; thence N. 62°16'22" W., 142.56 feet along said centerline to a point; thence N. 31°57'30" W., 65.55 feet along said centerline to a point; thence N. 0°50'22" W., 76.62 feet along said centerline to a point 200 feet North of the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S. 89°37'51" W., 66.10 feet along said line to a point; thence S. 89°49'56" W., 238.02 feet along said North line to a point on said centerline of Tongue River; thence S. 21°48'03" W., 186.63 feet along said centerline to a point; thence S. 19°20'16" W., 328.91 feet along said centerline to a point; thence S. 13°41'56" E., 92.09 feet along said centerline to a point; thence S. 13°39'07" W., 147.81 feet along said centerline to a point; thence S. 26°53'00" W., 336.12 feet along said centerline to a point; thence leaving said centerline S. 54°38'50" E., 247.57 feet to a point; thence S. 41°49'19" E., 284.71 feet to a point; thence S. 55°48'04" E., 28.11 feet to a point; thence S. 53°56'02" E., 72.61 feet to a point; thence S. 45°28'08" E., 181.08 feet to a point; thence S. 80°46'41" E., 69.50 feet to a point on the West right-of-way line of said County Road; thence N. 11°03'17" W., 120.88 feet along said right-of-way line to a point; thence N. 07°54'49" W., 137.94 feet along said right-of-way line to a point; thence through a non tangent curve to the right having a delta of 89°30'30", a radius of 450.00 feet, a length of 703.00 feet, a chord bearing of N. 42°57'14" E., and a chord length of 633.66 feet along said right-of-way line to a point; thence S. 86°10'37" E., 137.97 feet along said right-of-way line to a point; thence S. 82°58'37" E., 169.41 feet along said right-of-way line to a point; thence S. 85°58'38" E., 121.74 feet along said right-of-way line to a point; thence through a curve to the left having a delta of 21°19'15", a radius of 248.66 feet, a length of 92.53 feet, a chord bearing of N. 80°24'04" E., and a chord length 92.00 feet along said right-of-way line to the point of beginning.

Said tract containing 30.01 acres, more or less.

STATEMENT OF SUCCESSOR TRUSTEE

The undersigned, **Jenny Lynn Kaser**, hereby makes the following statement of Successor Trustee, pursuant to Wyo. Stat. § 34-2-123.

1. I am a resident of Sheridan County, Wyoming, and I make this Affidavit on my personal knowledge of the information contained herein.

2. Michael D. Kaser and Jenny Lynn Kaser established the Michael and Jenny Kaser Revocable Trust, under agreement dated the 5th day of June, 2013 (the "Trust"), with Michael D. Kaser and Jenny Lynn Kaser acting as Co-Trustees of the Trust.

3. Michael D. Kaser passed away on December 26, 2016, as evidenced by the copy of his death certificate attached hereto.

4. Paragraph 2.1 of the Trust states, "Upon the death, resignation, or incapacity of either one of the Grantors, the surviving Grantor shall be authorized to continue as the sole Trustee of the this trust with the same duties and the same powers as both Grantors would have in their capacity as Trustees."

5. Pursuant to Paragraph 2.1 of the Trust, Jenny Lynn Kaser is to continue acting along as the sole and successor trustee thereunder. Jenny Lynn Kaser's address is:

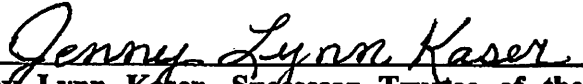
Jenny Lynn Kaser
58 Wolf Creek Road
Ranchester, Wyoming 82839

6. By execution of this instrument, Jenny Lynn Kaser acknowledges that she acts as the Successor Trustee of the Trust, that she is currently serving in that capacity, that she agrees to perform the duties and obligations of the Successor Trustee, and that she is currently lawfully serving in that capacity.

7. Interests in the Lands located in Sheridan County, Wyoming and more particularly described below are owned of record by the Trust, and as to such property, Jenny Lynn Kaser is not the successor trust, to wit:

See **Exhibit A** attached and incorporated herein.

DATED this 19th day of September, 2017.


Jenny Lynn Kaser, Successor Trustee of the
Michael and Jenny Kaser Revocable Trust, under
agreement dated the 5th day of June, 2013

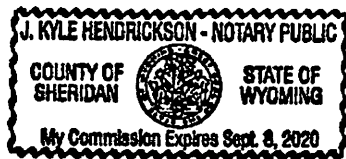



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

SUBSCRIBED, SWORN AND ACKNOWLEDGED TO before me this 19th day of September, 2017, by Jenny Lynn Kaser, Successor Trustee of the Michael and Jenny Kaser Revocable Trust, under agreement dated the 5th day of June, 2013.

Witness my hand and official seal.





Notarial Officer

My Commission Expires: 9-8-2020

CERTIFICATION OF VITAL RECORD

STATE OF WYOMING

DEPARTMENT OF HEALTH CERTIFICATE OF DEATH

Decedent:		State File Number:	2016-004216
Name:	Michael Duane Kaser	Social Security Number:	520-54-2656
Gender:	Male	Age at the Time of Death:	72 years
Date of Birth:	December 14, 1944		
Date and Place of Death:		County of Death:	Sheridan
Date of Death:	December 26, 2016		
City of Death:	Ranchester		
Location:	58 Wolf Creek Rd.		
Additional Decedent Information:			
Place of Birth:	Bremerton, Washington		
Residence:	Ranchester, Wyoming		
Marital Status:	Married - Jenny Lynn Dierks		
Armed Forces:	No		
Name of Father:	Clifford George Kaser		
Name of Mother:	Nina Florence Palmer		
Informant:	Jenny L. Kaser	Relationship:	Wife
Disposition:			
Method of Disposition:	Burial		
Place of Disposition:	Dayton Cemetery, Dayton, Wyoming		
Funeral Home or Facility:			
Facility:	Champion Funeral Home, Sheridan, Wyoming		
Cause of Death:			Interval:
<i>The immediate cause is listed on the first line followed by any underlying causes.</i>			Months
(a) Metastatic Melanoma			
Other Significant Conditions:			
Manner of Death:	Natural Death	Time of Death:	12:10 (Actual)
Certifier:			
Type:	Physician		
Name:	Gregory Marino, DO		
Address:	1585 W. 5th St, Sheridan, Wyoming, 82801		
Date Filed:	January 05, 2017		



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



945596

Guy Beaudoin

Guy Beaudoin
Deputy State Registrar

This is a true certification of the document on file in the office of Vital Statistics Services, Cheyenne, Wyoming.

DATE ISSUED: Monday, January 9, 2017

This copy is not valid unless prepared on paper with an engraved border.





EXHIBIT

A

A tract of land situated in a portion of the S1/2NW1/4, N1/2SW1/4, Section Nineteen (19), Township Fifty-seven (57) North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the West right-of-way line of the Wolf Creek County Road, said point being S. 55 degrees 59 minutes 08 seconds E., 1203.76 feet from the West quarter corner of said Section Nineteen (19); thence N. 14 degrees 32 minutes 37 seconds W., 921.23 feet to a point on the South line of a tract of land described in Book 294 of Deeds, Page 422; thence N. 89 degrees 05 minutes 25 seconds E., 381.56 feet to the SE Corner of said Tract; thence N. 23 degrees 57 minutes 10 seconds E., 469.70 feet along the East line of said tract to a point; thence N. 00 degrees 52 minutes 35 seconds W., 439.00 feet to the NE Corner of said Tract; thence N. 08 degrees 16 minutes 23 seconds E., 147.53 feet to a point on the centerline of Tongue River; thence N. 72 degrees 04 minutes 18 seconds E., 296.91 feet along said centerline to a point; thence S. 38 degrees 29 minutes 47 seconds E., 480.00 feet along said centerline to a point on the West right-of-way line of the Wolf Creek County Road; thence S. 07 degrees 53 minutes 00 seconds W., 76.94 feet along said West right-of-way line to a point; thence S. 03 degrees 12 minutes 33 seconds E., 498.98 feet along said West right-of-way line to a point; thence through a curve to the right having a delta of 52 degrees 59 minutes 18 seconds, a radius of 592.15 feet a length of 547.63 feet, a chord bearing of S. 23 degrees 17 minutes 06 seconds W., and a chord length of 528.32 feet along said West right-of-way line to a point; thence S. 49 degrees 46 minutes 45 seconds W., 727.46 feet along said West right-of-way line to a point; thence N. 41 degrees 21 minutes 24 seconds W., 20.00 feet along said West right-of-way line to a point; thence S. 51 degrees 38 minutes 43 seconds W., 121.74 feet along said West right-of-way line to a point; thence through a curve to the right having a delta of 20 degrees 42 minutes 25 seconds, a radius of 248.66 feet, a length of 89.87 feet, a chord bearing of S. 65 degrees 02 minutes 40 seconds W., and a chord length of 89.38 feet along said West right-of-way line to the point of beginning

A tract of land situated in a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 19, Township 57 North, Range 85 West, and a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

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Said tract containing 30.01 acres, more or less.