

WARRANTY DEED

Mill Iron D LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Curt Hendrickson and Megan Hendrickson, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 6764, Sheridan, WY 82801, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 27th day of January, 2021.

Mill Iron D LLC, a Wyoming
limited liability company

Marcus W. Schoenfelder
By: MARCUS W. SCHOENFELDER
Title: Managing Member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 27th day of January, 2021, by Marcus W. Schoenfelder, as Managing Member of Mill Iron D LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



TRACT 3, AS SHOWN ON THAT RECORD OF SURVEY FILED IN THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING ON EVEN DATE HERewith, MORE PARTICULARLY DESCRIBED AS:

TRACT 3:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°20'07" E, ALONG THE EAST LINE OF SAID SECTION 17, 1642.28 FEET TO THE POINT OF BEGINNING;

THENCE S 00°20'07" E, ALONG SAID EAST LINE, 1043.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17, MONUMENTED WITH AN ALUMINUM CAP; THENCE S 00°20'01" E, ALONG SAID EAST LINE, 8.41 FEET TO THE NORTHEAST CORNER OF AN EXCEPTION TO THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS; THENCE N 87°15'03" W, ALONG THE BOUNDARY LINE OF SAID EXCEPTION, 208.00 FEET; THENCE S 02°44'57" W, ALONG SAID BOUNDARY LINE, 104.00 FEET; THENCE S 74°14'03" E, ALONG SAID BOUNDARY LINE, 221.89 FEET TO THE EAST LINE OF SAID SECTION; THENCE S 00°20'01" E, ALONG SAID EAST LINE, 1176.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 17 AND 16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°19'34" E, ALONG SAID EAST LINE, 1031.51 FEET TO THE CENTERLINE OF SOLDIER CREEK AND THE SOUTHEAST CORNER OF THE TRACT RECORDED IN SAID INSTRUMENT NUMBER 2020-757675; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 59.99 FEET, HAVING A CHORD BEARING OF S 61°07'49" W AND A CHORD LENGTH OF 50.94 FEET, A DISTANCE OF 52.61 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF S 71°02'33" W AND A CHORD LENGTH OF 22.96 FEET, A DISTANCE OF 24.46 FEET; THENCE N 73°55'16" W, ALONG SAID BOUNDARY LINE, 20.24 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF N 44°25'49" W AND A CHORD LENGTH OF 19.68 FEET, A DISTANCE OF 20.58 FEET; THENCE N 14°57'06" W, ALONG SAID BOUNDARY LINE, 53.47 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF N 62°35'01" W AND A CHORD LENGTH OF 14.78 FEET, A DISTANCE OF 16.63 FEET; THENCE S 69°46'30" W, ALONG SAID BOUNDARY LINE, 35.73 FEET; THENCE N 86°34'25" W, ALONG SAID BOUNDARY LINE, 16.00 FEET; THENCE N 61°27'32" W, ALONG SAID BOUNDARY LINE, 84.99 FEET; THENCE N 83°26'18" W, ALONG SAID BOUNDARY LINE, 204.98 FEET; THENCE N 71°47'31" W, ALONG SAID BOUNDARY LINE, 125.99 FEET; THENCE S 74°40'26" W, ALONG SAID BOUNDARY LINE, 66.41 FEET; THENCE N 60°35'03" W, ALONG SAID BOUNDARY LINE, 92.21 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 44.99 FEET, HAVING A CHORD BEARING OF N 79°58'36" W AND A CHORD LENGTH OF 29.88 FEET, A DISTANCE OF 30.46 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 58°39'00" W AND A CHORD LENGTH OF 39.14 FEET, A DISTANCE OF 42.63 FEET; THENCE N 17°55'54" W, ALONG SAID BOUNDARY LINE, 56.99 FEET; THENCE N 29°40'09" W, ALONG SAID BOUNDARY LINE, 21.01 FEET; THENCE N 09°14'07" W, ALONG SAID BOUNDARY LINE, 32.62 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF N 48°42'44" W

AND A CHORD LENGTH OF 12.71 FEET, A DISTANCE OF 13.78 FEET; THENCE N 22°44'29" E, 811.88 FEET; THENCE N 87°32'07" W, 570.43 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 12°41'32" W AND A CHORD LENGTH OF 1914.86 FEET, A DISTANCE OF 2076.81 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 38°31'43" W AND A CHORD LENGTH OF 717.02 FEET, A DISTANCE OF 724.02 FEET; THENCE S 87°15'16" E, 1929.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL CALCULATED AREA OF 3,485,889 SQUARE FEET OR 80.03 ACRES, MORE OR LESS.

PORTIONS OF THIS TRACT SUBJECT TO GRAZING RESTRICTION PER BOOK 126, PAGE 373 OF SHERIDAN COUNTY RECORDS.

TOGETHER WITH GRANTOR'S GRANT AND RESERVATION OF THOSE CERTAIN EASEMENTS ILLUSTRATED AND DESCRIBED ON THE RECORD OF SURVEY RECORDED SIMULTANESOUPLY HEREWITH, WHICH IS INCORPORATE

20' ACCESS & UTILITY EASEMENT 1 (ALL TRACTS):

A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°23'06" E, ALONG SAID WEST LINE, 331.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 74°21'30" E, ALONG THE BOUNDARY LINE OF SAID TRACT, 10.40 FEET TO THE POINT OF BEGINNING;

THENCE N 00°23'06" W, 333.89 FEET; THENCE N 00°25'09" W, 72.93 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, HAVING A CHORD BEARING OF N 26°00'36" E AND A CHORD LENGTH OF 281.53 FEET, A DISTANCE OF 282.18 FEET; THENCE N 32°44'47" E, ALONG SAID CENTERLINE, 142.80 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 09°48'19" W AND A CHORD LENGTH OF 2028.75 FEET, A DISTANCE OF 2227.98 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 38°31'43" W AND A CHORD LENGTH OF 717.02 FEET, A DISTANCE OF 724.02 FEET TO THE POINT OF TERMINATION;

EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.



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CONTAINING A TOTAL CALCULATED AREA OF 75,650 SQUARE FEET OR 1.74 ACRES, MORE OR LESS.

20' WATER LINE EASEMENT (FOR TRACT 3):

A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 205.55 FEET; THENCE N 89°34'51" E, 173.91 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE S 63°48'57" E, 152.84 FEET; THENCE S 73°42'13" E, 146.39 FEET; THENCE S 78°40'55" E, 273.75 FEET TO THE WEST LINE OF TRACT 3 AND THE POINT OF TERMINUS.

EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.

CONTAINING A TOTAL CALCULATED AREA OF 11,460 SQUARE FEET OR 0.26 ACRES, MORE OR LESS.

20' ACCESS & UTILITY EASEMENT 2 (FOR TRACT 3):

A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°23'06" E, ALONG SAID WEST LINE, 331.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 74°21'30" E, ALONG THE BOUNDARY LINE OF SAID TRACT, 14.33 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 74°24'58" E, ALONG SAID BOUNDARY LINE, 128.41 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 16°05'43" W, ALONG SAID BOUNDARY LINE, 14.38 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 73°36'25" E, ALONG SAID BOUNDARY LINE, 225.74 FEET; THENCE N 16°23'35" E, 60.20 FEET TO THE NORTH LINE OF THE EASEMENT RECORDED IN BOOK 390, PAGE 5 OF SHERIDAN COUNTY RECORDS AND THE POINT OF BEGINNING;



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THENCE N 02°46'10" E, 229.29 FEET; THENCE N 47°46'10" E, 28.28 FEET; THENCE S 87°13'50" E, 160.16 FEET TO THE WEST LINE OF TRACT 3 AND THE POINT OF TERMINUS.

EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.

CONTAINING A TOTAL CALCULATED AREA OF 11,460 SQUARE FEET OR 0.26 ACRES, MORE OR LESS.

20' ACCESS & UTILITY EASEMENT 3 (FOR TRACT 3):

A 30 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°23'06" E, ALONG SAID WEST LINE, 331.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 74°21'30" E, ALONG THE BOUNDARY LINE OF SAID TRACT, 14.33 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 74°24'58" E, ALONG SAID BOUNDARY LINE, 128.41 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 16°05'43" W, ALONG SAID BOUNDARY LINE, 14.38 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 73°36'25" E, ALONG SAID BOUNDARY LINE, 353.55 FEET TO THE POINT OF BEGINNING; THENCE N 10°08'28" E, 330.64 FEET TO THE SOUTH LINE OF A 20 FOOT WIDE ACCESS & UTILITY EASEMENT AND THE POINT OF TERMINUS.

EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.

CONTAINING A TOTAL CALCULATED AREA OF 9,919 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

NO. 2021-765884 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801