



WARRANTY DEED

TAYLOR INVESTMENTS, LLC, a Wyoming limited liability company (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **P. SEAN CARROLL and KELLIE^A CARROLL**, husband and wife as tenants by the entirety, (herein referred to as "Grantees"), whose address is 26 Kooi Road, Ranchester, WY 82839, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the $W\frac{1}{2}NW\frac{1}{4}$ and $W\frac{1}{2}SW\frac{1}{4}$ of Section 24; in the $NE\frac{1}{4}$, $SE\frac{1}{4}NW\frac{1}{4}$, $E\frac{1}{2}SW\frac{1}{4}$ and the $SE\frac{1}{4}$ of Section 23; in the $W\frac{1}{2}NW\frac{1}{4}$ and $W\frac{1}{4}SW\frac{1}{4}$ of Section 25; in the $NE\frac{1}{4}$, $E\frac{1}{2}NW\frac{1}{4}$, and $SW\frac{1}{4}$ of Section 26; in the $NE\frac{1}{4}$ of Section 35; and in the $N\frac{1}{2}NW\frac{1}{4}$ of Section 36, all in Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described by metes and bounds as follows:

Beginning at the $\frac{1}{4}$ Corner between said Sections 35 and 36; thence N $0^{\circ}10'05''$ E along the line between said Sections 35 and 36, for a distance of 1,383.59 feet to the N $\frac{1}{16}^{\text{th}}$ Corner between said Sections 35 and 36; thence leaving the Section line on a bearing of N $10^{\circ}31'42''$ E for a distance of 100.28 feet to a point on an existing fence; thence following said fence on a bearing of N $6^{\circ}51'00''$ E for a distance of 1,146.85 feet; thence along said fence, N $3^{\circ}19'12''$ E for a distance of 364.19 feet; thence along said fence on a bearing of N $2^{\circ}56'05''$ E for a distance of 7,739.91 feet to an angle point in this fence; thence N $21^{\circ}14'09''$ W for a distance of 112.56 feet to a fence line intersection; thence following a fence on a bearing of N $21^{\circ}12'44''$ W for a distance of 1,608.54 feet to a point on the South side of Tongue River; thence along the South side of Tongue River for the following courses and distances; S $85^{\circ}25'$ W for a distance of 267.86 feet; thence N $67^{\circ}04'$ W for a distance of 278 feet; thence N $57^{\circ}25'$ W for a distance of 180 feet; thence N $76^{\circ}35'$ W for a distance of 100 feet; thence S 85° W for a distance of 132 feet; thence S $37^{\circ}05'$ W for a distance of 132 feet; thence S $39^{\circ}45'$ W for a distance of 360 feet thence S $87^{\circ}20'$ W for a distance of 230 feet; thence N $49^{\circ}01'$ W for a distance of 193.43 feet; thence leaving the South side of Tongue River on a bearing of S $0^{\circ}07'11''$ W for a distance of 568.97 feet; thence S $89^{\circ}56'09''$ W for a distance of 888.23 feet; thence S $11^{\circ}27'40''$ W for a distance of 59.95 feet; thence S $89^{\circ}58'04''$ W for a distance of 1,094.79 feet; thence S $0^{\circ}44'46''$ E for a distance of 823.31 feet; thence S $67^{\circ}03'02''$ W for a distance of



370.77 feet; thence S 0°19'24" E for a distance of 1,113.60 feet; thence East for a distance of 502.62 feet; thence South for a distance of 4,112.70 feet; thence N 89°13'37" E for a distance of 826.90 feet to the C¹/₄ Corner of said Section 26, Township 57 North, Range 85 West; thence S 0°39'11" E for a distance of 2,656.51 feet to the ¹/₄ Corner between said Sections 26 and 35; thence S 1°00'57" E for a distance of 2,567.07 feet; thence S 85°13'34" E for a distance of 2,559.45 feet to the point of beginning.

Said tract of land contains 933.17 Acres.

TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record.

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

ALSO RESERVING UNTO GRANTOR an easement for ingress and egress described as follows:

A tract of land situated in the S¹/₂NE¹/₄ of Section 23 and in the SW¹/₄NW¹/₄ of Section 24, all in Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract of land being 20 feet in width, lying 10 feet on each side of a centerline more particularly described as follows:

Beginning at a point which bears N 36°26'43" W a distance of 4,329.54 feet from the Southeast Corner of said Section 23, this point of beginning lying on the South line of the Kooi County Road; thence S 16°41'42" E for a distance of 72.45 feet; thence S 7°52'21" W for a distance of 33.10 feet; thence S 16°23'50" W for a distance of 110.86 feet; thence S 4°30'54" W for a distance of 31.92 feet; thence S 12°40'51" E for a distance of 105.75 feet; thence S 21°07'02" E for a distance of 90.58 feet; thence S 29°46'06" E for a distance of 39.10 feet; thence S 51°22'53" E for a distance of 34.12 feet; thence S 69°56'33" E for a distance of 30.08 feet; thence S 78°19'11" E for a distance of 46.06 feet; thence N 70°03'14" E for a distance of 49.44 feet; thence N 42°52'58" E for a distance of 100.17 feet; thence N 60°38'05" E for a distance of 115.33 feet; thence N 76°02'39" E for a distance of 206.05 feet; thence N 79°49'44" E for a distance of 273.48 feet; thence N 81°15'41" E for a distance of 221.77 feet; thence N 88°28'08" E for a distance of 62.94 feet; thence N 81°25'21" E for a distance of 72.12 feet; thence N 76°11'50" E for a distance of 233.04 feet; thence N 78°26'04" E for a distance of 266.26 feet; thence N 72°03'58" E for a distance of 315.76 feet; thence N



74°02'21" E for a distance of 127.87 feet; thence N 59°25'30" E for a distance of 179.35 feet; thence N 71°11'18" E for a distance of 423.23 feet; thence N 77°31'07" E for a distance of 51.93 feet to the point of terminus for this centerline. The point of terminus bears N 2°08'02" E a distance of 3,753.72 feet from the Southwest Corner of said Section 24, Township 57 North, Range 85 West.

Such easement shall be limited to use for agricultural purposes and shall not be used for use as a subdivision road.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 9 day of AUGUST, 2017.

Taylor Investments, LLC

By: LeRoy D. Taylor
 LeRoy Taylor, its Manager

STATE OF WYOMING)
 : ss.
 County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 9 day of August, 2017, by LeRoy Taylor in his capacity as Manager of Taylor Investments LLC.

WITNESS my hand and official seal.

[Signature]
 Notary Public

My Commission expires: 4-10-18

