



**WARRANTY DEED**

Black Gold Land Company, LLC, a Wyoming Limited Liability Company, Grantor, for an in consideration of Ten Dollars (\$10.00), in hand paid, receipt and sufficiency whereof is hereby acknowledged, grants and conveys to Tad Rosenlund and Devona Rosenlund, husband and wife, of 10 Brookie Road, Banner, Wyoming 82832, the following described real property located in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Please see legal description attached as Exhibit A and map attached as Exhibit B.

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

TOGETHER WITH all of Grantor's right, title and interest in and to all water and water rights, wells and well rights, reservoirs and reservoir rights belonging to or in any way appertaining to the subject property;

TOGETHER WITH any and all mineral rights owned by Grantor or which Grantor can hereby convey contained in and underlying the subject property;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record and of site, and subject to 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 19<sup>TH</sup> day of July, 2021.


  
Brian N. Beisher



STATE OF WYOMING     )  
                                  ) ss.  
County of Sheridan    )

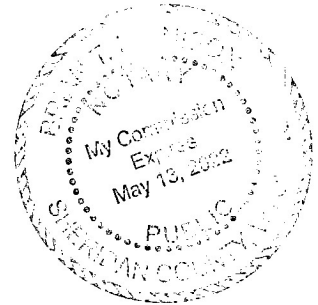
The foregoing instrument was acknowledged before me this 19<sup>th</sup>  
day of July 2021, by Brian N. Beisher.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission expires:

5-13-22.



LEGAL DESCRIPTION  
EXHIBIT "A"

TRACT 2 SE DECKER ROAD

A tract of land situated within part of the NW $\frac{1}{4}$  of Section 25, the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 25, and part of the S $\frac{1}{2}$  of Section 24, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; being more particularly described as follows:

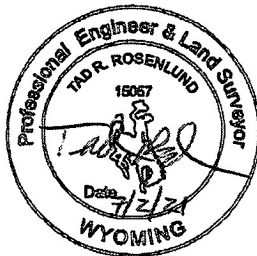
Commencing at the North  $\frac{1}{4}$  corner of said Section 25, thence S 0°10'30" E, 1344.15 feet, to the center north  $\frac{1}{16}$  corner of said Section 25 and the true Point of Beginning; thence N 87°46'28" E, 1345.34 feet to the NE $\frac{1}{16}$  corner of said Section 25; thence N 0°27'35" W, 1371.40 feet; thence N 0°0'0" E, 103.41 feet; thence S 87°54'29" W, 369.95 feet; thence S 87°54'34" W, 3298.64 feet to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way S 3°26'38" W, 268.58 feet; thence S 86°29'48" E, 29.83 feet; thence S 1°31'59" W, 446.48 feet; thence through a curve concave to the west having a radius of 2029.86 feet, a central angle of 4°20'6", an arc length of 153.57 feet, a chord bearing of S 1°31'59" W, and a chord length of 153.54 feet; thence N 86°45'15" W, 19.68 feet; thence through a curve concave to the west having a radius of 2049.86 feet, a central angle of 6°0'22", an arc length of 214.78 feet, a chord bearing of S 1°42'5" W, and a chord length of 214.78 feet; thence S 80°25'14" E, 29.89 feet; thence through a curve concave to the west having a radius of 2055.66 feet, a central angle of 2°2'58", an arc length of 73.53 feet, a chord bearing of S 10°59'17" W, and a chord length of 73.53 feet; thence, departing from said right-of-way, S 82°53'59" E, 1991.39 feet, to the Point of Beginning.

Containing 105.00 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.



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FEES: \$21.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



**DOWL**  
WWW.DOWL.COM

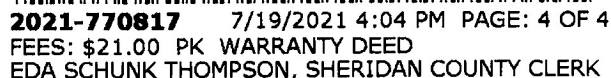
EXHIBIT B

TRACT 2 SE DECKER ROAD

SITUATED IN N1/2 SECTION 25 AND S1/2 SECTION 24, T57N, R84W,  
6TH P.M., SHERIDAN COUNTY, WYOMING

PROJECT BLACK GOLD  
DATE 6/11/2021

EXHIBIT A - 1 of 1



U:\Decker Road Property\EXHIBITS.dwg PLOT DATE 2021-8-12 22:23 SAVED DATE 2021-08-12 15:08 USER



**NO. 2021-770817 WARRANT DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801