

WARRANTY DEED

Becky L. Brown, Trustee of The Brown-Noecker Trust, a Wyoming trust dated February 25, 2018, 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 Hitching Post Retreat, LLC, a Wyoming limited liability company, GRANTEE, whose address is PO Box 495, Story, WY 82842, 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";

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 4th day of June, 2021.


Becky L. Brown, as Trustee

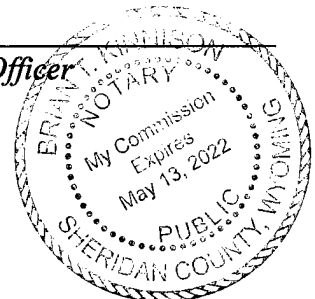
STATE OF WY
COUNTY OF Sheridan ss.

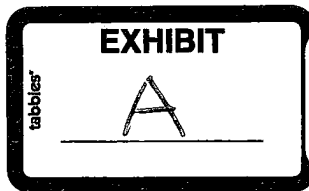
This instrument was acknowledged before me on the 4th day of June, 2021, by Becky L. Brown, Trustee of The Brown-Noecker Trust, a Wyoming trust dated February 25, 2018.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-22





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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PARCEL 1:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 53 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point on the West line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, 1077 feet from the Southwest corner thereof, thence North along the said West line, 150 feet, more or less, to the center line of North Piney Creek, thence Northeasterly along the centerline of said Creek 400 feet, more or less, to the Northeast Corner of the Original Hayes Tract, thence South 24°00' East 150 feet to a point; thence North 66°00' East 200 feet to a point; thence South 11°45' East 119.5 feet to a point; thence South 76°00' West 589 feet, more or less, to a point on the West line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, thence North along said West line to the point of beginning.

ALSO

A tract of land situate in the Northwest quarter of the Southwest quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 7, Township 53 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows: Beginning at a point North 2530 feet and East 588 feet from the Southwest corner of said Section 7; thence South 12°11' East, a distance of 145 feet; thence South 76°21' West, a distance of 367 feet; thence North 32°01' West, a distance of 146.8 feet; and thence North 75°34' East, a distance of 417 feet to the point of beginning.

ALSO

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 53 North, Range 83 West and in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 53 North, Range 84 West of the Sixth P.M., Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N4°16'30"E, a distance of 2006.4 feet from the Southwest corner of Section 7, Township 53 North, Range 83 West; thence N42°32'30"W, a distance of 66.0 feet to a point in the center of Mill Creek; thence following the centerline of Mill Creek, S50°13'40"W, a distance of 18.2 feet; thence S58°46'40"W, a distance of 60.9 feet; thence N85°02'55"W, a distance of 21.65 feet; thence S55°19"W, a distance of 26.4 feet; thence S69°38'05"W, a distance of 30.6 feet; thence leaving the centerline of Mill Creek and following an existing fence, N13°56'55"W, a distance of 373.2 feet; thence N75°00'45"E, a distance of 145.1 feet; thence N75°17'15"E, a distance of 173.2 feet; thence S31°48'45"E, a distance of 147.05 feet; thence S0°23'45"W, a distance of 8.7 feet; thence S29°34'55"E, a distance of 121.2 feet; thence S14°58'10"E, a distance of 110.2 feet; thence S68°19'50"W, a distance of 216.10 feet to the point of beginning.

ALSO

A tract of land located in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 7, Township 53 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the northeasterly line of a tract of land as described in Sheridan County Book 343 of Deeds at Page 576, said point located N8°17'42"E, 2602.12 feet from the South West corner of said Section 7, said point also being located 1.00 feet northeasterly of an existing fence line; thence with said fence line 1.00 feet southwesterly S66°19'22"E, 15.67 feet to a point on a northerly line of said tract as described in Book 343, Page 576; thence along said northerly line S65°35'53"W, 10.50 feet; thence along said northeasterly line N24°15'31"W, 11.66 feet to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land as conveyed to Robert L. Noecker and Koni M. Noecker as contained in Quitclaim Deed recorded December 30, 2002, Book 440, Page 48.

ALSO EXCEPTING THEREFROM that certain parcel of land as conveyed to Steve D. Noecker as Trustee of the Steve D. Noecker Trust dated November 1, 1996 and Becky L. Brown, as trustee of the Becky L. Brown Revocable Trust, dated October 5th, 2002 as contained in Quitclaim Deed Recorded April 20, 2004, Book 452, Page 463.

NO. 2021-769691 WARRANTY DEED

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