



WARRANTY DEED

Timothy Reed and Deborah Reed, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, **Bernard Investment Group, LLC, a Wyoming limited liability company**, whose address is 1345 Broadway St Sheridan WY, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record 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 our hands this 23 day of July, 2018.


Timothy Reed

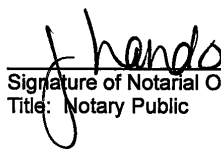

Deborah Reed

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Timothy Reed and Deborah Reed, this 23 day of July, 2018.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 6-18-19

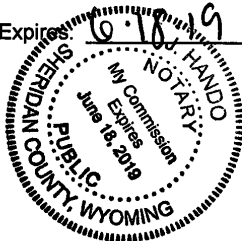




EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE1/4NE1/4 of Section 32, T57N, R86W, of the 6th P.M., in Sheridan County, Wyoming, being more particularly described as follows:

BEGINNING at a point, said point being the NE corner of said SE1/4NE1/4 and also in County Road #102 (Dayton East Road); thence along the said road S88° 26'15"W, 613.43 feet; thence leaving said road S00°43'43"E, 130.00 feet, S89° 16'17"W, 100.00 feet, N00°43'43"W, 130.00 feet around a MDU Substation Site to the center of said road; thence continuing along said road S89°22'49"W, 35.90 feet; thence leaving said road S00°13'12"E, 105.95 feet along the westerly line of an Access and Utility Easement as recorded in Book 382, Page 175; thence continuing along said easement S03°03'44"E, 175.14 feet, and S00°02'15"W, 172.40 feet; thence N89°35'51"E, 738.12 feet to a point on the easterly line of said section; thence along said section line N00°09'54"E, 273.19 feet; thence leaving said section line S89°45'58"W, 54.80 feet, N00°02'19"W, 162.19 feet and N89° 57'41"E, 55.37 feet to the said section line; thence along said section line N00° 09'54"E, 31.24 feet to the POINT OF BEGINNING (purported to contain 7.32 acres, more or less).