

WARRANTY DEED

BARNEY BROTHERS LAND & LIVESTOCK Inc., a Wyoming Corporation, Grantor, for and in consideration of Ten Dollars in hand paid, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to **WILLIAM C. PETERS III and WENDY M. PETERS**, husband and wife Grantees, the following described real estate, situated in Sheridan County, and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of said state, to-wit:

TRACT D:

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 85 WEST, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17;

THENCE S 89°16'39" W, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 1386.79 FEET;

THENCE N 00°43'21" W A DISTANCE OF 651.18 FEET TO A POINT WHICH LIES ON THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD AND IS MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS 4364";

THENCE N 89°10'37" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1175.66 FEET TO THE POINT OF BEGINNING;

THENCE N 89°10'53" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1617.51 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "WYDOT";

THENCE N 06°16'10" E A DISTANCE OF 121.22 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 345, MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT";

THENCE ALONG AN ARC TO THE LEFT OF RADIUS 5829.60 FEET, HAVING A DELTA ANGLE OF 07°48'32", AND WHICH CHORD BEARS S 89°12'34" E 793.90 FEET, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 794.51 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT";

THENCE N 86°48'44" E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 749.65 FEET TO A POINT;

THENCE S 19°30'50" E A DISTANCE OF 184.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS AREA OF 4.71 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

Subject further to the reservation unto the Grantor of that easement and right-of-way as described in the Easement Exhibit attached hereto and by this reference made a part hereof.

Together with all rights, privileges, water, water rights, ditch, and ditch rights, hereditaments and tenements thereunto appertaining or belonging, and subject to all easements, right-of-ways, and reservations of record. Further reserving unto Grantor all mineral and mineral rights.

DATED this 8th day of July, 2020.

BARNEY BROTHERS LAND & LIVESTOCK Inc.
A Wyoming Corporation

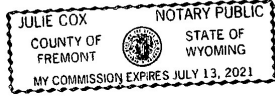
BY: _____

Secretary

STATE OF WYOMING)
)
COUNTY OF FREMONT) ss.

On this 8 day of July, 2020, before me personally appeared Gary A Barney, Secretary, known personally to me to be the secretary of BARNEY BROTHERS LAND & LIVESTOCK Inc., a Wyoming corporation, and that they as such officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



Julie Cox
Notary Public

My commission expires: 7-13-2021