

## WARRANTY DEED

8 Bar Lazy G Ranch, LLC, a Wyoming limited liability company, 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 Michael W. McCafferty, a married person dealing in his sole and separate property, GRANTEE, whose address is 463 UPPER RD, Sheridan WY 82801, 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" attached hereto;

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/our hand(s) this 10<sup>th</sup> day of AUGUST, 2020.

8 Bar Lazy G Ranch, LLC

Mike McCafferty  
By: MIKE MCCAFFERTY  
Title: MANAGING MEMBER

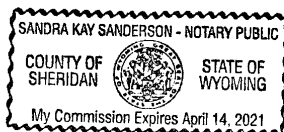
STATE OF Wyoming)  
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 10<sup>th</sup> day of August, 2020, by Michael W. McCafferty as Managing Member of 8 Bar Lazy G Ranch, LLC.

WITNESS my hand and official seal.

Sandra Kay Sanderson  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 4.14.2021



**EXHIBIT "A"**

A tract of land situated in the NE $\frac{1}{4}$  of Section 8, Township 55 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; said tract of land being more particularly described as follows:

**BEGINNING** at the northeast corner of said Section 8 (Monumented with a 3/4" Aluminum Cap per PLS 6812); thence S00°09'16"W, 1338.23 feet along the east line of said NE $\frac{1}{4}$  to a point, said point being the southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 8 (Monumented with a 3/4" Aluminum Cap per PLS 6812); thence, continue S00°09'16"W, 36.65 feet along said east line of the NE $\frac{1}{4}$  to a point; thence N89°14'56"W, 39.65 feet to a point, said point lying on the west right-of-way line of Upper Road (AKA County Road No. 113) (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°14'56"W, 1945.35 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N59°42'46"W, 783.63 feet to a point, said point lying on the west line of said NE $\frac{1}{4}$  (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°06'06"W, 953.50 feet along said west line of said NE $\frac{1}{4}$  to a point, said point being the northwest corner of said NE $\frac{1}{4}$ , Section 8 (Monumented with a 1 1/4" Aluminum Cap per PLS 529); thence N89°39'49"E, 2636.90 feet along the north line of said NE $\frac{1}{4}$  to a point, said point lying on said west right-of-way line of Upper Road (AKA County Road No. 113) (Monumented with a 3/4" Aluminum Cap per PLS 6812); thence, continue N89°39'49"E, 30.00 feet along said north line of the NE $\frac{1}{4}$  to the **POINT OF BEGINNING** of said tract.