

**WARRANTY DEED**

**GARBER AGRI-BUSINESS, INC.**, a Wyoming corporation, 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 **ROBERT T. JOHNSTON**, a married man dealing in his sole and separate property, whose address is 9337 Bradmore Ln., Ooltewah, TN 37363, GRANTEE, the following described real estate situate in the County of Sheridan, State of Wyoming, to-wit:

**See Exhibit A attached hereto.**

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto,

TOGETHER with all water and water rights, ditch and reservoir rights adjudicated thereto,

SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 16<sup>th</sup> day of August, 2021.

**GRANTOR:**  
**Garber Agri-Business, Inc.**

By: Roy Garber  
Title: Sec/Treas

STATE OF WYOMING     )  
  ) ss.  
County of Sheridan     )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of August, 2021, by Roy Garber who is the Secretary/Treasurer of Garber Agri-Business, Inc, a Wyoming corporation.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Rank and Title: Notary Public

My Commission Expires: 5-13-22



**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**Record Owner: GARBER AGRI-BUSINESS, INC.**  
May 8, 2021

**Re: PARCEL 1 (Exempt Legal Non-Conforming Parcel)**

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  and the S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 3, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

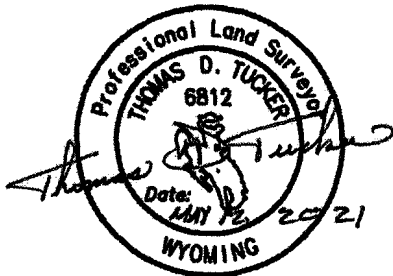
**BEGINNING** at the south quarter corner of said Section 3 (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap set inside an Iron Pipe per PLS 102); thence S89°51'54"W, 2643.47 feet along the south line of said S $\frac{1}{2}$ SW $\frac{1}{4}$  to a point, said point being the southwest corner of said Section 3 (Monumented with a 3 $\frac{1}{2}$ " Aluminum Cap per PLS 2615); thence N00°16'55"W, 660.93 feet along the west line of said S $\frac{1}{2}$ SW $\frac{1}{4}$  to a point, said point lying on the northerly right-of-way line of Bird Farm Road (AKA County Road No. 28); thence, along said northerly right-of-way line of Bird Farm Road (AKA County Road No. 28) through a non-tangent curve to the left, having a central angle of 20°48'19", a radius of 804.00 feet, an arc length of 291.95 feet, a chord bearing of S79°38'44"E, and a chord length of 290.35 feet to a point; thence N89°56'52"E, 648.03 feet along said northerly right-of-way line to a point, said point being the southwest corner of Saddle View Meadows Subdivision; thence N89°57'23"E, 680.19 feet along said northerly right-of-way line and the south line of said Saddle View Meadows Subdivision to a point; thence, along said northerly right-of-way line and said south line of said Saddle View Meadows Subdivision through a non-tangent curve to the left, having a central angle of 10°19'13", a radius of 1070.00 feet, an arc length of 192.73 feet, a chord bearing of N84°45'41"E, and a chord length of 192.47 feet to a point; thence N79°37'29"E, 278.62 feet along said northerly right-of-way line and said south line of said Saddle View Meadows Subdivision to a point; thence, along said northerly right-of-way line and said south line of said Saddle View Meadows Subdivision through a non-tangent curve to the right, having a central angle of 22°43'14", a radius of 1430.00 feet, an arc length of 567.07 feet, a chord bearing of S89°01'19"E, and a chord length of 563.36 feet to a point, said point being the southeast corner of said Saddle View Meadows Subdivision; thence, continue along said northerly right-of-way line through a curve to the right, having a central angle of 13°51'23", a radius of 1430.00 feet, an arc length of 345.83 feet, a chord bearing of S70°44'00"E, and a chord length of 344.99 feet to a point, said point being the southwest corner of a tract of land described in Book 572 of Deeds, Page 785; thence, continue along said northerly right-of-way line and the southerly line of said tract described in Book 572 of Deeds, Page 785 through a curve to the right, having a central angle of 07°37'15", a radius of 1430.00 feet, an arc length of 190.20 feet, a chord bearing of S59°59'42"E, and a chord length of 190.06 feet to a point; thence S54°17'11"E, 510.00 feet along said northerly right-of-way line and said southerly line of said tract described in Book 572 of Deeds, Page 785 to a point; thence, along said northerly right-of-way line and said southerly line of said tract described in Book 572 of Deeds, Page 785 through a non-tangent curve to the left, having a central angle of 35°14'31", a radius of 606.62 feet, an arc length of 373.12 feet, a chord bearing of S71°53'05"E, and a chord length of 367.27 feet to a point; thence S89°36'35"E, 48.72 feet along said northerly right-of-way line and said southerly line of said tract described in Book 572 of Deeds, Page 785 to a point, said point being the southeast corner of said tract

described in Book 572 of Deeds, Page 785; thence S89°43'07"E, 23.55 feet along said northerly right-of-way line of Bird Farm Road (AKA County Road No. 28) to a point, said point lying on the east line of said SW¼SE¼; thence S00°29'18"E, 37.03 feet along said east line of said SW¼SE¼ to a point, said point being the southeast corner of said SW¼SE¼ (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S89°50'55"W, 236.47 feet along the south line of said SW¼SE¼ to a point, said point lying on the southerly right-of-way line of said Bird Farm Road (AKA County Road No. 28); thence, continue S89°50'55"W, 1085.66 feet along said south line of said SW¼SE¼ to the **POINT OF BEGINNING** of said tract.

Said tract contains 48.23 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.