



2021-772018 8/30/2021 4:11 PM PAGE: 1 OF 3
FEES: \$18.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

26541 Morena Dr. Mission Viejo, CA 92691
Black Gold Land Company, 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, grants and conveys to Justin Zachary Grimm and Jeanette Joshu Grimm, as husband and wife, and Eugene Anthony Joshu and Rhonda Marie Joshu, as husband and wife, as joint tenants with right of survivorship, GRANTEE, whose address is all of its right, title and interest in 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, described as follows:

Please see the legal description and map attached hereto as Exhibits A and B.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging or appertaining;

TOGETHER WITH all of Grantor's right, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights belonging or in any way appertaining to the subject property;

TOGETHER WITH all coal, oil, gas, uranium, fissionable and fusionable materials and all other minerals and mineral rights, royalties and royalty rights of every kind owned by Grantor or which Grantor can hereby convey contained in and underlying the subject property;

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

Grantor covenants that it will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by or through the Grantor but not through prior owners.

WITNESSED this 30TH day of August, 2021.

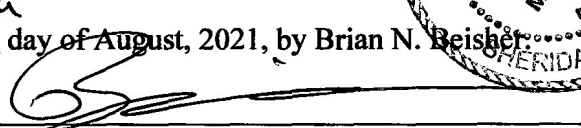
Black Gold Land Company, LLC

By: Brian N. Beisher, member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 30th day of August, 2021, by Brian N. Beisher.

WITNESS my hand and official seal:


Signature of Notarial Officer
Title: Notary Public



LEGAL DESCRIPTION
EXHIBIT "A"

TRACT 4 SE DECKER ROAD

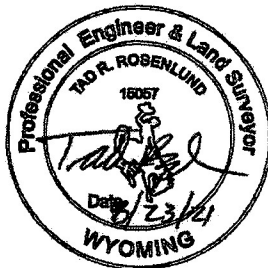
A tract of land situated within Section 24, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof, being more particularly described as follows:

Commencing at the N1/4 corner of said Section 24, thence S 42°5'36" E, 2223.54 feet, to the true Point of Beginning;

thence S 0°0'12" W, 1916.45 feet; thence S 89°40'37" W, 1481.75 feet; thence S 0°31'45" W, 345.73 feet; thence N 89°13'31" W, 572.70 feet to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way N 3°27'19" E, 2106.21 feet; thence, departing from said right-of-way, N 89°15'43" E, 115.74 feet; thence N 39°23'33" E, 224.49 feet; thence S 88°31'44" E, 1371.06 feet; thence N 86°5'42" E, 302.63 feet, to the Point of Beginning.

Containing 90.93 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.



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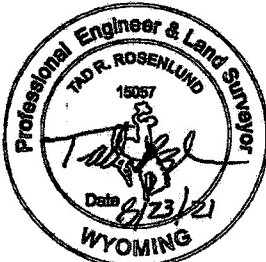
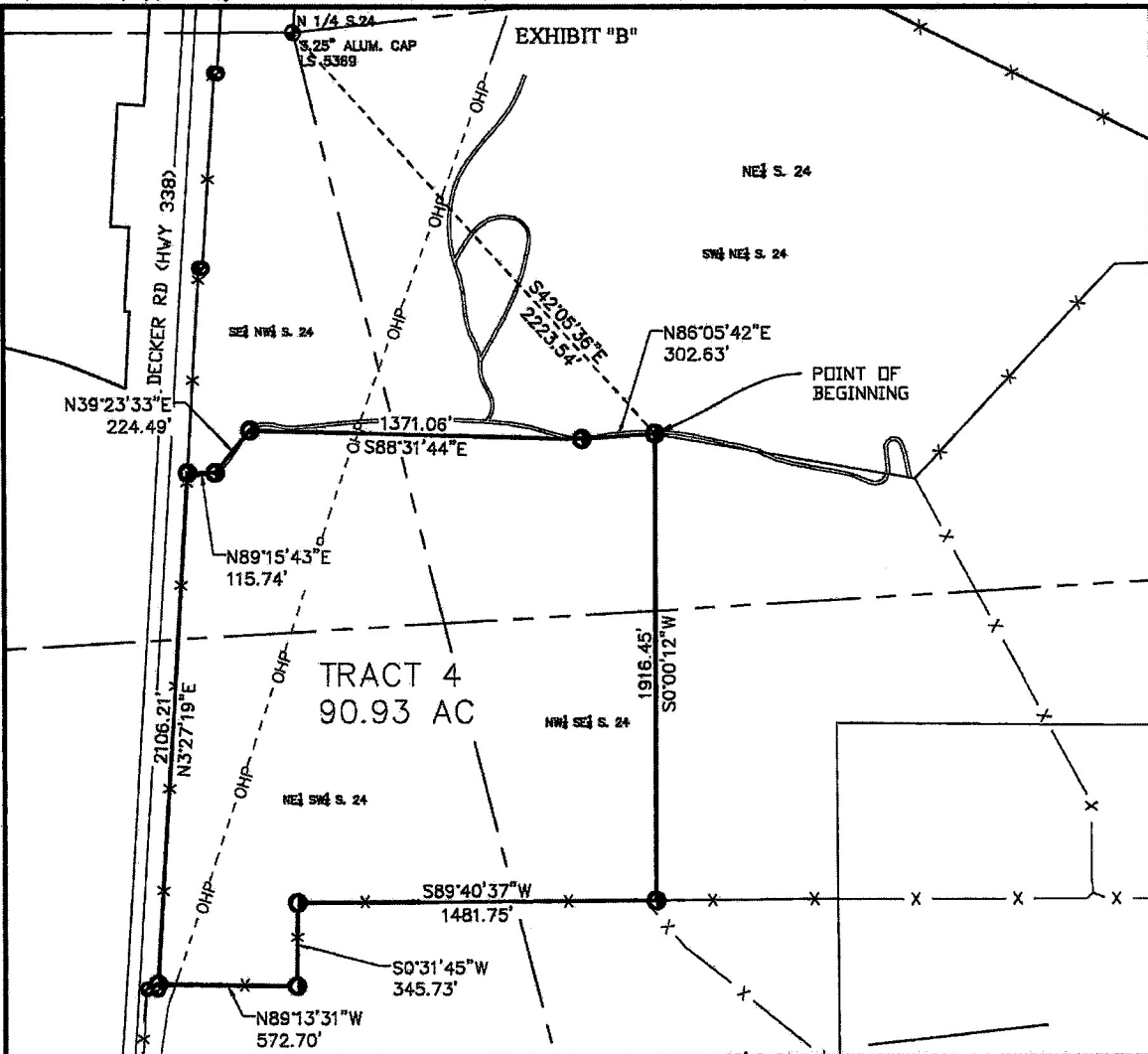


EXHIBIT A
TRACT 4 SE DECKER ROAD

SITUATED IN SECTION 24, T57N, R84W, 6TH P.M., SHERIDAN
COUNTY, WYOMING

PROJECT	BLACK GOLD
DATE	8/23/2021

EXHIBIT A - 1 of 1

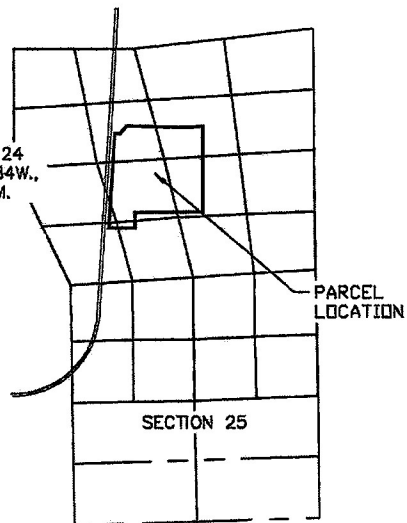


SURVEYOR'S CERTIFICATE:
I, TAD R. ROSENLUND, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

600 0 600
SCALE IN FEET



SECTION 24
T.57N., R.84W.,
6TH P.M.



LOCATION MAP
N.T.S.

- LEGEND**
- SECTION LINE
 - INTERIOR SECTION LINE
 - == TWO TRACK ROAD
 - X — FENCE LINE
 - ADJACENT PARCEL LINE
 - - - OHP - - - OVERHEAD POWERLINE
 - FOUND 3.25" BRASS ROW MONUMENT
 - FOUND MONUMENT AS DESCRIBED
 - SET 2" ALUMINUM CAP ON 1/2" REBAR

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; PAF: 1.000233; all units are U.S. survey feet. Distances are at ground.



EXHIBIT B
TRACT 4 SE DECKER ROAD
SITUATED IN SECTION 24, T57N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING

PROJECT **BLACK GOLD**
DATE **8/23/2021**

EXHIBIT B - 1 of 1

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NO. 2021-772018 SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801