

WARRANTY DEED

J&G Brothers Ranch, LLC, a Wyoming limited liability company, Grantor, whose address is P.O. Box 592, Dayton, Wyoming 82836 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto **Geoffrey Scott, individually**, Grantee, , the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

A TRACT OF LAND LOCATED IN THE WEST 1/2 SECTION 5, AND THE EAST 1/2 SECTION 6, TOWNSHIP 56 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, AND MORE PARTICULARLY DESCRIBED AS FOLLOLWS:

BEGINNING At A Point Which Is Located South 49°43'16" East, A Distance Of 2701.21 Feet From The N1/4 Corner Of Said Section 6, Said Beginning Point Being A 5/8"x 24" Rebar With A 2" Aluminum Cap, RLS 5300;
Thence North 89°59'59" East, A Distance Of 1612.84 Feet To A Point In An Existing Fence, Being The West Right Of Way Of Beckton Road;
Thence With Said Right Of Way South 00°23'33" West, A Distance Of 202.58 Feet To A Fence Corner;
Thence Continuing With Said Right Of Way And The Existing Fence South 24°52'41" East, A Distance Of 346.45 Feet To A Fence Corner;
Thence Continuing With Said Right Of Way And The Existing Fence South 00°49'01" East, A Distance Of 1850.84 Feet To A Fence Corner;
Thence Leaving Said Right Of Way North 88°28'00" West, A Distance Of 1489.87 Feet To A Point In An Existing Fence, Said Point Being A 5/8"x 24" Rebar With A 2" Aluminum Cap, RLS 5300;
Thence With An Existing Fence North 04°29'33" West, A Distance Of 325.48 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 23°46'01" West, A Distance Of 198.22 Feet To A Fence-corner;
Thence Continuing With An Existing Fence North 12°24'52" East, A Distance Of 307.58 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 77°18'04" East, A Distance Of 133.69 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 88°09'26" East, A Distance Of 47.52 Feet To A Fence corner;
Thence Continuing With An Existing Fence South 85°10'50" East, A Distance Of 150.18 Feet To A Fence corner;
Thence Continuing With An Existing Fence South 73°56'02" East, A Distance Of 115.72 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 19°17'33" West, A Distance Of 82.12 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 13°05'30" West, A Distance Of 122.98 Feet To A Fence corner;

Thence Continuing With An Existing Fence South 82°11'36" West, A Distance Of 61.46 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 29°12'03" West, A Distance Of 267.72 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 28°42'38" West, A Distance Of 598.03 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 28°48'29" West, A Distance Of 229.22 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 64°46'04" West, A Distance Of 46.59 Feet To A Fence corner;
Thence Continuing With An Existing Fence North 37°14'51" West, A Distance Of 90.42 Feet To A Fence corner;
Thence North 19°35'18" East, A Distance Of 197.26 Feet To A Point;
Thence North 09°44'37" West, A Distance Of 111.02 Feet To The Point Of BEGINNING, having An Area Of 80.00 Acres more or less.

The above described parcel is a part of Parcel One, Quitclaim Deed 676394, Recorded in Book 518, Page 0073, Recorded 08/10/2010 at 01:40 PM in the Sheridan County Clerks Office, Sheridan County, Wyoming.

Exhibit A – Plat of Real Property is attached hereto for further reference.

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; discrepancies, conflicts in boundary lines, shortage in area, encroachments, existing fence lines, and any state of facts which would be disclosed by an accurate survey or physical inspection of the premises; building and zoning regulations; and city, state and county subdivision laws.

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

DATED this 3 day of Sept, 2019


Jeremy Scott, Manager and authorized agent of
J&G Brothers Ranch, LLC




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BOOK: 583 PAGE: 62 FEES: \$21.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 3 day of September,
2019, by **Jeremy Scott, Manager and authorized agent of J&G Brothers Ranch, LLC**, Grantor.

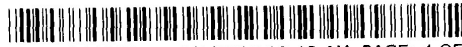
WITNESS my hand and official seal.



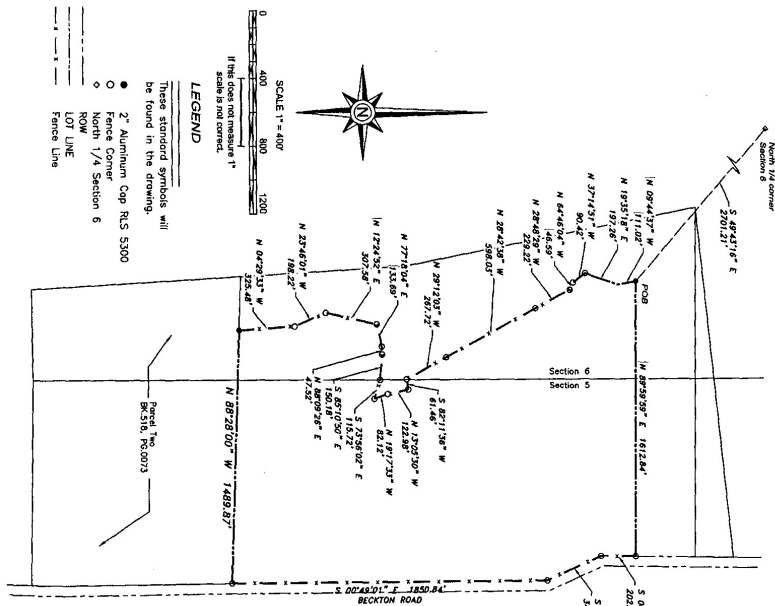
Signature of Notarial Officer
Rank and Title: Notary Public

My Commission expires: 4/10/22





2019-752359 9/4/2019 10:12 AM PAGE: 4 OF 4
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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



CERTIFICATE OF SURVEY
A PART OF THE WEST 1/2 SECTION 5,
AND EAST 1/2 SECTION 6
TOWNSHIP 56 NORTH, RANGE 56 WEST, 6TH T.M.,
SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST 1/2 SECTION 5, AND THE EAST 1/2 SECTION 6, TOWNSHIP 56 NORTH, RANGE 56 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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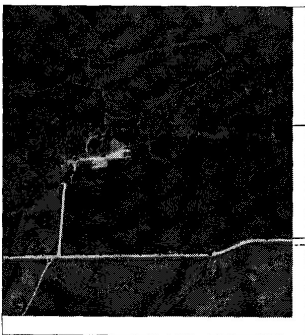
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CERTIFICATE OF SURVEY

I, William E. Pugh, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat or map does not represent the results of a survey made by or under direct supervision during July 2019.



UNLESS SIGNED, DATED AND DATED THIS IS A PRELIMINARY PLAN.

wood.

Project & Asset Management
2615 Aviation Dr., Sheridan, WY
82801
(307) 675-6400 www.woodpic.com

NO. 2019-752359 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801