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FEES: \$24.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **John E. Rice & Sons, Inc.**, a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants to **Swayne Redinger and Krista Redinger**, husband and wife (referred to herein as "Grantee"), whose address is 1155 N. Sheridan Ave., Unit C, Sheridan, WY 82801, the following described real property 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:

See Exhibit A attached hereto

TOGETHER WITH all privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto.

SUBJECT TO all real estate taxes for the year 2021, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

Notwithstanding anything to the contrary herein, Grantor makes no warranties or representations with respect to water rights pertaining to the above-described lands, or the validity thereof, or with respect to the means of conveyance, point of diversion, or ditch rights pertaining to said water rights, if any, or otherwise with respect to irrigation of the said lands.

DATED this 4 day of August, 2021.

Grantor:

John E. Rice & Sons, Inc., a Wyoming corporation

By: 

Title: V.P.




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STATE OF WY
COUNTY OF Sheridan ss.

The foregoing instrument was acknowledged before me this 4th day of August, 2021, by James L. Jellis, Vice President of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.


Notary Public
My commission expires: 5-13-22

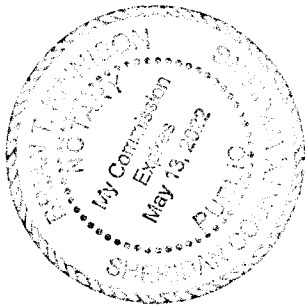


EXHIBIT "A" – Property Description

A TRACT OF LAND LOCATED IN THE WEST 1/2, SECTION 34 AND THE EAST 1/2, SECTION 33, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING On The North 1/4 Corner Of Said Section 33;

Thence With Said North Line North 89°26'59" East, A Distance Of 2973.95 Feet To A Point In The Center Of Goose Creek;

Thence With The Center Of Goose Creek The Following 34 Bearings And Distances South 35°25'44" West, A Distance Of 1214.33 Feet To A Point;

Thence South 69°34'16" East, A Distance Of 275.00 Feet To A Point;

Thence South 79°34'16" East, A Distance Of 150.00 Feet To A Point;

Thence North 69°25'44" East, A Distance Of 104.00 Feet To A Point;

Thence North 28°25'44" East, A Distance Of 327.00 Feet To A Point;

Thence North 85°25'44" East, A Distance Of 130.00 Feet To A Point;

Thence South 53°34'16" East, A Distance Of 500.00 Feet To A Point;

Thence South 38°31'49" East, A Distance Of 107.64 Feet To A Point;

Thence South 14°43'45" East, A Distance Of 218.75 Feet To A Point;

Thence South 34°43'45" East, A Distance Of 155.25 Feet To A Point;

Thence South 77°07'30" East, A Distance Of 45.12 Feet To A Point;

Thence North 49°22'13" East, A Distance Of 121.57 Feet To A Point;

Thence South 72°38'58" East, A Distance Of 89.03 Feet To A Point;

Thence South 38°19'39" East, A Distance Of 154.83 Feet To A Point;

Thence South 43°18'03" West, A Distance Of 86.68 Feet To A Point;

Thence South 63°18'52" West, A Distance Of 96.70 Feet To A Point;

Thence South 26°26'54" West, A Distance Of 49.35 Feet To A Point;

Thence South 10°44'30" East, A Distance Of 44.46 Feet To A Point;

Thence South 57°26'54" East, A Distance Of 95.15 Feet To A Point;



Thence North 81°14'09" East, A Distance Of 156.17 Feet To A Point;

Thence South 72°13'34" East, A Distance Of 108.98 Feet To A Point;

Thence South 52°06'32" East, A Distance Of 157.55 Feet To A Point;

Thence South 42°22'32" East, A Distance Of 230.05 Feet To A Point;

Thence South 12°16'30" East, A Distance Of 44.62 Feet To A Point;

Thence South 27°02'18" West, A Distance Of 46.27 Feet To A Point;

Thence South 69°55'31" West, A Distance Of 183.20 Feet To A Point;

Thence South 41°42'00" West, A Distance Of 44.05 Feet To A Point;

Thence South 17°57'14" West, A Distance Of 57.01 Feet To A Point;

Thence South 07°34'11" East, A Distance Of 83.95 Feet To A Point;

Thence South 57°58'34" East, A Distance Of 157.53 Feet To A Point;

Thence North 76°26'28" East, A Distance Of 237.06 Feet To A Point;

Thence South 80°14'56" East, A Distance Of 196.62 Feet To A Point;

Thence South 40°16'20" East, A Distance Of 101.46 Feet To A Point;

Thence South 59°52'25" East, A Distance Of 274.84 Feet To A Point On The West Right Of Way Of Wyoming State Highway 338 (AKA Decker Road);

Thence With Said West Right Of Way Of Said Wyoming State Highway 338 (AKA Decker Road) South 08°37'00" East, A Distance Of 414.63 Feet To A Point;

Thence Leaving Said West Right Of Way South 82°43'58" West, A Distance Of 20.58 Feet To The PC Of A Curve;

Thence With A Curve Turning To The Right With An Arc Length Of 78.03 Feet, A Radius Of 100.00 Feet, A Chord Bearing Of North 74°54'45" West, A Chord Length Of 76.07 Feet To The PT Of Said Curve;

Thence North 52°33'28" West, A Distance Of 95.70 Feet To The PC Of A Curve;

Thence With A Curve Turning To The Left With An Arc Length Of 72.19 Feet, A Radius Of 100.00 Feet, A Chord Bearing Of North 73°14'22" West, A Chord Length Of 70.64 Feet To The PT Of Said Curve;

Thence South 86°04'44" West, A Distance Of 116.43 Feet To A Point;

Thence North 78°06'38" West, A Distance Of 194.51 Feet To A Point;



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Thence North 85°54'57" West, A Distance Of 137.79 Feet To A Point;

Thence South 81°41'55" West, A Distance Of 116.52 Feet To A Point;

Thence South 83°05'32" West, A Distance Of 1081.95 Feet To A Point;

Thence North 07°17'08" West, A Distance Of 31.37 Feet To A Point;

Thence South 82°42'52" West, A Distance Of 1520.05 Feet To A Point On The East Right Of Way Of Interstate 90;

Thence South 82°51'46" West, A Distance Of 369.44 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Right Of Way South 66°31'57" West, A Distance Of 22.50 Feet To A Point;

Thence Continuing With Said West Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 1139.16 Feet, A Radius Of 11245.89 Feet,
A Chord Bearing Of North 26°22'10" West, A Chord Length Of 1138.68 Feet;

Thence Continuing With Said Right Of Way North 29°16'17" West, A Distance Of 1580.68 Feet To A Point On The West Line Of The East 1/2 Of Said Section 33;

Thence With Said West Line North 06°26'51" West, A Distance Of 907.61 Feet To
To The Point Of Beginning.

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801