



WARRANTY DEED

55487

David A. Swartout and Maureen A. Swartout, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Charles Hubbard, Trustee of The Charles Hubbard Trust Dated September 22, 2015, whose address is 10713 Toledo Court, Bloomington, MN, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

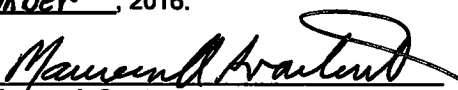
SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, 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 and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 11th day of September, 2016.


David A. Swartout


Maureen A. Swartout

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by David A. Swartout and Maureen A. Swartout, this 11th day of September, 2016.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 10/14/17

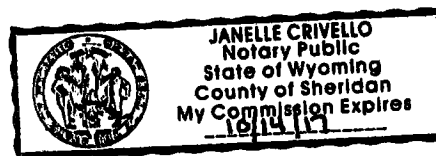


EXHIBIT "A" - LEGAL DESCRIPTION

A tract of land situated in the N1/2NW1/4 and in the NW1/4NE1/4 of Section 35, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, commonly known as Tract 1 of Bozeman Trail Ranches, an unrecorded subdivision, said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 35 (monumented with a plastic cap per LS 520); thence S89°53'54"E, 442.75 feet along the north line of said Section 35 to a 2" aluminum cap per LS 2615, said point being the POINT OF BEGINNING of said tract; thence S89°53'54"E, 2,331.35 feet along said north line to a 2" aluminum cap per PLS 2615; thence S23°12'56"W, 323.04 feet to a 2" aluminum cap per PLS 2615; thence S57°13'02"W, 1544.50 feet to a 2" aluminum cap per PLS 2615; thence, through a curve to the left, having a radius of 100.00 feet, a central angle of 91°53'08", an arc length of 160.37 feet, a chord bearing of N78°01'22"W, and a chord length of 145.23 feet to a 2" aluminum cap per PLS 2615; thence N34°35'16"W, 1,344.85 feet to the POINT OF BEGINNING.



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



EXHIBIT "A" continued

A tract of land situated in the NW1/4 and in the W1/2NE1/4 of Section 35, Township 56 North, Range 85 West, 6 Principal Meridian, Sheridan County, Wyoming, commonly known as Tract 2 of Bozeman Trail Ranches, an unrecorded subdivision, said Tract being more particularly described as follows:

Commencing at the northeast corner of said Section 35 (monumented with a 3-1/4" aluminum cap per LS 5369); thence N89°53'54"W, 2,206.11 feet along the north line of said Section 35 to a 2" aluminum cap per PLS 2615, said point being the POINT OF BEGINNING of said tract; thence S13°16'14"W, 1,493.99 feet to a 2" aluminum cap per PLS 2615 lying on the northerly right of way line of a sixty foot wide roadway; thence N68°59'47"W, 829.98 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left, having a radius of 95.00 feet, a delta of 124°34'23", an arc length of 206.55 feet, a chord bearing of S48°43'02"W, and a chord length of 168.20 feet to a 2" aluminum cap per PLS 2615; thence S13°34'10"E, 247.02 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left, having a radius of 602.96 feet, a delta of 21°15'06", an arc length of 223.65 feet, a chord bearing of S24°11'43"E, and a chord length of 222.37 feet to a 2" aluminum cap per PLS 2615; thence S34°49'16"E, 345.29 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right, having a radius of 65.49 feet, a delta of 65°26'45", an arc length of 74.81 feet, a chord bearing of S02°05'54"E, and a chord length of 70.81 feet to a 2" aluminum cap per PLS 2615; thence S30°37'29"W, 266.43 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right, having a radius of 219.70 feet, a delta of 37°51'42", an arc length of 145.18 feet, a chord bearing of S49°33'20"W, and a chord length of 142.55 feet to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right, having a radius of 199.18 feet, a delta of 10°00'22", an arc length of 34.79 feet, a chord bearing of N07°15'01"W, and a chord length of 34.74 feet to a 2" aluminum cap per PLS 2615; thence N02°14'50"W, 171.34 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left, having a radius of 220.99 feet, a delta of 53°19'55", an arc length of 205.70 feet, a chord bearing of N28°54'47"W, and a chord length of 198.35 feet to a 2" aluminum cap per PLS 2615; thence N55°34'45"W, 117.05 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right, having a radius of 199.18 feet, a delta of 24°10'26", an arc length of 84.04 feet, a chord bearing of N43°29'32"W, and a chord length of 83.42 feet to a 2" aluminum cap per PLS 2615; thence N31°24'19"W, 738.16 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence, through a non-tangent curve to the left, having a radius of 100.00 feet, a central angle of 73°50'21", an arc length of 128.87 feet, a chord bearing of N04°50'23"E, and a chord length of 118.40 feet to a 2" aluminum cap per PLS 2615; thence N57°13'02"E, 1,544.50 feet to a 2" aluminum cap per PLS 2615; thence N23°12'56"E, 323.04 feet to a 2" aluminum cap per PLS 2615 lying on the north line of said Section 35; thence S89°53'54"E, 349.30 feet along said north line to the POINT OF BEGINNING.

Containing 35.04 acres, more or less. Bearings are the Wyoming Coordinate System, NAD 1983 East Central Zone.

NO. 2016-729686 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
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SHERIDAN WY 82801