

WARRANTY DEED

Fletcher Development, LLC, a Wyoming limited liability company, GRANTOR, 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, does hereby CONVEY and WARRANT to the GRANTEES, **Jamie Alex Ramsay and Jill Lynn Ramsay, husband and wife, as tenants by the entirety**, whose address is 11050 Fallen Leaf Ln. Unit B, Wilmington, NC 28403-5611, 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:

A tract of land situated in the W1/2NE1/4, E1/2NW1/4 of Section 36, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being commonly known as Tract 13 of Bozeman Trail Ranches, an unofficial subdivision and being more particularly described as follows:

Commencing at the southeast corner of said Section 36 (monumented with a 3-1/4" aluminum cap per PLS 5369); thence N38°36'34"W, 3,577.60 feet to a 2" aluminum cap per PLS 2615, said point being the POINT OF BEGINNING of said tract; thence West, 1,291.38 feet, to a 2" aluminum cap per PLS 2615; thence North, 779.78 feet, to a 2" aluminum cap per PLS 2615; thence N25°13'13"W, 896.73 feet to a 2" aluminum cap per PLS 2615; thence S89°43'45"E, 1,556.16 feet, to a 2" aluminum cap per PLS 2615 lying on the southerly right of way line of a sixty foot wide roadway; thence S40°01'19"E, 268.67 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence S02°18'15"W, 1,379.05 feet, to the POINT OF BEGINNING (purported to contain 51.31 acres, more or less).

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 my hand this 30 day of October, 2014.

FLETCHER DEVELOPMENT, LLC

George B. Fletcher
By: George B. Fletcher, Manager



State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by George R. Fletcher, as Manager of Fletcher Development. LLC, a Wyoming limited liability company, this 30th day of October, 2014.

Witness my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission Expires

