



2021-773587 10/27/2021 3:50 PM PAGE: 1 OF 3
 FEES: \$18.00 PK SPECIAL WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

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 Benjamin P. Connolly and Courtney H. Connolly, as husband and wife, GRANTEE, whose address is PO Box 612 Sheridan WY 82801, 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 22nd day of October, 2021.

Black Gold Land Company, LLC

By: Brian N. Beisher, manager/member

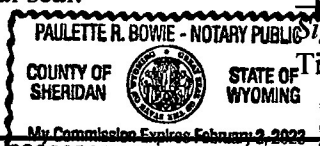
STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 22nd day of October, 2021, by Brian N. Beisher.

WITNESS my hand and official seal:

2-2-23

My Commission expires:



Paulette R. Bowie

Signature of Notarial Officer
 Title: Notary Public

LEGAL DESCRIPTION
EXHIBIT "A"

TRACT 11 NE DECKER ROAD

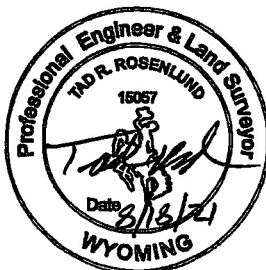
A tract of land situated within Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof, being more particularly described as follows:

Commencing at the N 1/16 corner of Section 13, thence S 0°10'4" E, along the east line of said section, 353.75 feet, to the true Point of Beginning;

thence S 86°29'14" W, 4054.93 feet, to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way line through a curve concave to the west having a radius of 1909.80 feet, a central angle of 9°31'0", an arc length of 317.22 feet, a chord bearing of S 0°33'30" E, and a chord length of 316.85 feet; thence S 3°26'39" W, 522.70 feet; thence, departing from said right-of-way, N 88°28'50" E, 4080.41 feet, to the E1/4 corner of said Section; thence along said east line of Section 13, N 0°11'46" W, 978.86 feet, to the Point of Beginning.

Containing 84.55 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.



2021-773587 10/27/2021 3:50 PM PAGE: 2 OF 3
FEES: \$18.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



EXHIBIT B
TRACT 11 NE DECKER ROAD

SITUATED IN SECTION 13, T57N, R84W, 6TH P.M.,
SHERIDAN COUNTY, WYOMING

PROJECT	BLACK GOLD
DATE	8/17/2021

EXHIBIT A - 1 of 1

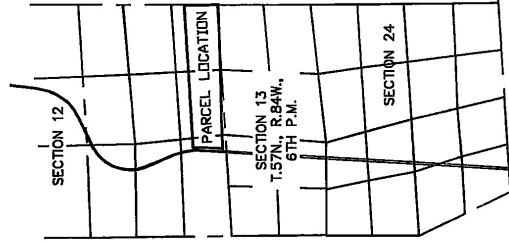
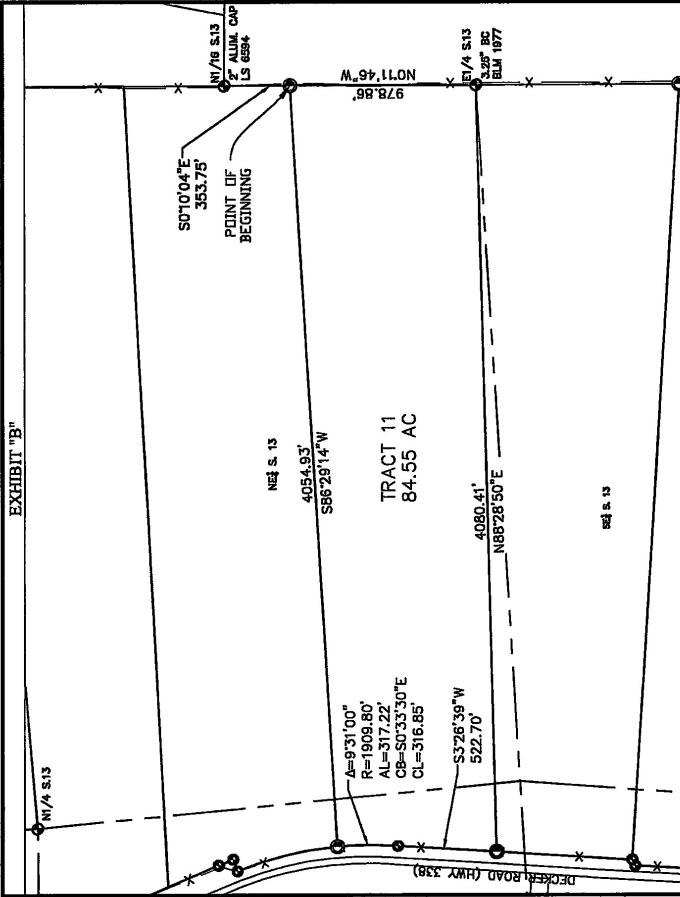


2021-773587 10/27/2021 3:50 PM PAGE: 3 OF 3
FEES: \$18.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

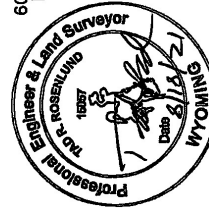
NO. 2021-773587 SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

U:\Dweller Road Property\30405775.dwg PLOT DATE 2021-08-18 00:03 SAVED DATE 2021-08-17 22:44 USER: rnsullivan

EXHIBIT "B"



600 0 600
SCALE IN FEET



SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAN
AND MONUMENT 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.

LEGEND

--- SECTION LINE
--- INTERIOR SECTION LINE
--- ROAD
X --- FENCE LINE
--- ADJACENT PARCEL LINE

FOUND 3.25" BRASS ROW MONUMENT
FOUND MONUMENT AS DESCRIBED
SET 2" ALUMINUM CAP ON 1" REBAR

LOCATION MAP
N.T.S.

The basis of bearing is Wyoming State Plane
Coordinates NAD 83, East Central Zone;
PAF 1,000,233; all units are U.S. survey feet.
Distances are at ground.

EXHIBIT B

TRACT 11 NE DECKER ROAD
SITUATED IN SECTION 13, T67N, R64W, 6TH P.M., SHERIDAN COUNTY,
WYOMING



PROJECT BLACK GOLD

DATE 8/17/2021

EXHIBIT B - 1 of 1