



**TRUSTEES' WARRANTY DEED**

**ELMER MILTON MYDLAND AND KAREN S. MYDLAND, TRUSTEES OF THE ELMER MILTON MYDLAND TRUST DATED MAY 1, 2006** (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and warrant to **CASEY D. CUNNINGHAM and JESSIE L. CUNNINGHAM**, husband and wife as tenants by the entireties, whose address is 51 Beatty Spur Lane, Sheridan, WY 82801, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

The NE1/4 of NE1/4 of Section 18, the N1/2 of NW1/4 of Section 17, the SE1/4 of SE1/4 and all that part of the N1/2 of SE1/4 of Section 7 lying south of the center line of the Beatty Spur Road and Beatty Gulch Road which is described below. Also, all that part of the W1/2 of Section 8 lying south of the center line of the Beatty Gulch Road which is described below; All within Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

Beatty Spur and Beatty Gulch Road centerline description:

A road centerline being the centerline of Beatty Spur Road, also known as Sheridan County Road No. 108, and the centerline of Beatty Gulch Road, also known as Sheridan County Road No. 1231, passing through the N1/2 SE1/4 Section 7, and through the W1/2 Section 8, all in Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming and more particularly described as follows:

Commencing at the South 1/16 corner of said Section 7, said corner being a 1.5" alum cap per LS6594; thence N 00°39'49" E along the north-south quarter section line of said Section 7 a distance of 1125.56 feet to the centerline of Beatty Spur Road and the Point of Beginning; thence along the centerline of Beatty Spur Road the following eight (8) courses:

S 65°39'30" E, 254.98 feet;

thence Southeasterly 275.54 feet along the arc of a 3650.00 foot radius curve to the right which chord bears S 63°29'45" E, 275.47 feet;

thence S 61°19'59" E, 94.17 feet;



thence Southeasterly 528.55 feet along the arc of a 2250.00 foot radius curve to the right which chord bears S 54°36'12" E, 527.34 feet;

thence S 47°52'25" E, 357.46 feet;

thence Southeasterly 108.14 feet along the arc of a 2890.00 foot radius curve to the right which chord bears S 46°48'06" E, 108.13 feet;

thence S 45°43'47" E, 122.02 feet;

thence Southeasterly 252.30 feet along the arc of a 300.00 foot radius curve to the left which chord bears S 69°49'21" E, 244.93 feet to the centerline of Beatty Gulch Road;

thence along the centerline of Beatty Gulch Road the following nine (9) courses:

N 86°05'06" E, 635.43 feet;

thence northeasterly 398.42 feet along the arc of a 820.00 foot radius curve to the left which chord bears N 72°09'57" E, 394.51 feet;

thence N 58°14'47" E, 188.45 feet;

thence northeasterly 126.34 feet along the arc of a 7040.00 foot radius curve to the left which chord bears N 57°43'57" E, 126.33 feet;

thence N 57°13'06" E, 978.86 feet;

thence northeasterly 345.47 feet along the arc of a 1470.00 foot radius curve to the left which chord bears N 50°29'09" E, 344.67 feet;

thence N 43°45'11" E, 653.24 feet;

thence northeasterly 228.67 feet along the arc of a 1920.00 foot radius curve to the right which chord bears N 47°09'54" E, 228.54 feet;

thence N 50°34'38" E, 895.95 feet to the north-south quarter section line of said Section 8 and the Point of Terminus. This Point of Terminus bears S 00°44'51" W a distance of 1738.62 feet from the north quarter (N1/4) corner of said Section 8, said corner monumented with a 3" brass cap LS529.

Said parcel of land containing 340.5 acres, more or less.

TOGETHER WITH all improvements located thereon or appertaining thereto.



SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record.

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

**EXCEPTING AND RESERVING UNTO GRANTORS all oil, gas, coal and other minerals of ever kind which they now own in the property.**

Dated: April 18, 2016

Elmer Milton Mydland  
 Elmer Milton Mydland, Trustee of the  
 Elmer Milton Mydland Trust Dated May 1,  
 2006

Dated: April 18, 2016

Karen S. Mydland  
 Karen S. Mydland, Trustee of the Elmer  
 Milton Mydland Trust Dated May 1, 2006

STATE OF WYOMING )  
 County of Sheridan : ss.

The above and foregoing Trustees' Warranty Deed<sup>r</sup> was subscribed, sworn to and acknowledged before me this 18<sup>th</sup> day of April, 2016, by Elmer Milton Mydland and Karen S. Mydland, Trustees of the Elmer Milton Mydland Trust Dated May 1, 2006.

WITNESS my hand and official seal.

[Signature]  
 Notary Public

My Commission expires: 5-13-18

**NO. 2016-726177 TRUSTEE DEED**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801

