



WARRANTY DEED

Jack M. Fiedor and Connie K. Fiedor, husband and wife, Grantors, whose mailing address is PO Box 71, Ranchester, WY 82839, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY AND WARRANT to **Jennifer K. Fiedor and Nathan M. Schmidt**, wife and husband, Grantees, whose mailing address is PO Box 7301, Sheridan, WY 82801, the real estate, situated in the County of Sheridan, State of Wyoming, and more specifically described on the attached **Exhibits A-1 and A-2** (the "Real Property"),

Together with all improvements and appurtenances located thereon, and all water and water rights, ditch rights and underground water rights appurtenant thereto, and all mineral rights owned by Grantor, including sand and gravel,

Subject to all restrictions, reservations, easements, covenants and rights-of-way of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

DATED this 16th day of November 2021

Jack M. Fiedor
Jack M. Fiedor

Connie K. Fiedor
Connie K. Fiedor

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing Warranty Deed was acknowledged before me this 16th day of November 2021, by Jack M. Fiedor and Connie K. Fiedor.

Witness my hand and official seal.

[Signature]
Notarial Officer

My Commission Expires: 5-13-22

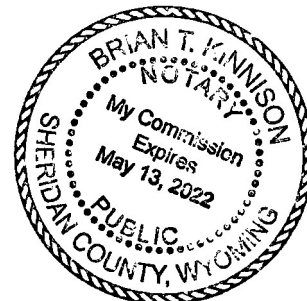




EXHIBIT A-1

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30, THENCE S 58°29'41" W, 2086.80 FEET TO A POINT LYING IN THE CENTER OF WOLF CREEK SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 00°00'00" E, 177.81 FEET; THENCE N 90°00'00" W, 91.00 FEET; THENCE S 00°00'00" E, 595.58 FEET TO THE CENTERLINE OF YORK DITCH; THENCE N 87°54'11" W, 36.20 FEET ALONG THE CENTERLINE OF YORK DITCH; THENCE N 74°38'00" W, 62.27 FEET ALONG THE CENTERLINE OF YORK DITCH; THENCE N 66°52'28" W, 114.07 FEET ALONG THE CENTERLINE OF YORK DITCH; THENCE N 88°04'32" W, 87.82 FEET ALONG THE CENTERLINE OF YORK DITCH; THENCE S 75°58'12" W, 41.72 FEET ALONG THE CENTERLINE OF YORK DITCH; THENCE S 59°42'28" W, 40.91 FEET ALONG THE CENTERLINE OF YORK DITCH; THENCE S 54°29'50" W, 16.43 FEET ALONG THE CENTERLINE OF YORK DITCH; THENCE N 00°00'00" W, 879.73 FEET TO THE CENTERLINE OF WOLF CREEK; THENCE S 43°31'52" E, 88.64 FEET ALONG SAID CENTERLINE OF WOLF CREEK; THENCE S 59°36'35" E, 76.78 FEET ALONG SAID CENTERLINE OF WOLF CREEK; THENCE S 70°39'29" E, 55.84 FEET ALONG SAID CENTERLINE OF WOLF CREEK; THENCE N 74°22'50" E, 72.13 FEET ALONG SAID CENTERLINE OF WOLF CREEK; THENCE S 78°54'23" E, 64.70 FEET ALONG SAID CENTERLINE OF WOLF CREEK; THENCE N 87°00'40" E, 66.22 FEET ALONG SAID CENTERLINE OF WOLF CREEK; THENCE S 74°53'43" E, 84.74 FEET ALONG SAID CENTERLINE OF WOLF CREEK; THENCE N 78°45'31" E, 8.35 FEET ALONG SAID CENTERLINE OF WOLF CREEK TO THE POINT OF BEGINNING CONTAINING AN AREA OF +/- 7.09 ACRES

Said tract contains 7.09 acres of land, more or less.

Basis of Bearing is Wyoming State Plane (East Central Zone)(the "Sale Parcel").

TOGETHER with an access easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in the SE¼SE¼ of Section 24 and NE¼NE¼ of Section 25, Township 57 North, Range 86 West, and the NW¼NW¼ of Section 30, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

Commencing at the northwest section of said Section 30 (Witnessed by a 1½" Aluminum Cap per PLS 102 bearing N00°14'44"W, 161.00 feet); thence N15°08'32"W, 201.38 feet to the POINT OF BEGINNING of said easement, said point lying on the centerline of County Road No. 67 (AKA Wolf Creek Road); thence S45°37'08"E, 51.07 feet to a point, said point being fifteen (15) feet west of the east line of said SE¼SE¼ of Section 24; thence fifteen (15) feet west of and parallel to said east line of the SE¼SE¼. S00°23'56"E, 173.70 feet to a point; thence, fifteen (15) feet south of and parallel to the south line of said NW¼NW¼ of Section 30; N89°54'27"E, 124.73 feet to a point, said point lying on the



centerline of an existing access road; thence S15°45'52"E, 485.06 feet to a point; thence S14°09'42"E, 226.48 feet to a point; thence S10°21'22"E, 141.15 feet to a point; thence S30°02'19"E, 239.72 feet to a point; thence S32°31'59"E, 94.20 feet to a point; thence S65°14'52"E, 58.52 feet to a point; thence S83°34'11"E, 29.25 feet to the POINT OF TERMINUS of said easement, said point being S26°28'49"E, 1290.15 feet from said northwest corner of said Section 30, (Witnessed by a 1½" Aluminum Cap per PLS 102 bearing N00°14'44"W, 161.00 feet).

Basis of Bearing is Wyoming State Plane (East Central Zone)(the "Adjacent Easement"). ¼¼

TOGETHER with a private road access easement for the purpose of ingress and egress and installing, repairing, and maintaining the same. The easement hereby granted being described as follows:

An easement thirty (30) feet wide by one thousand and ninety-five (1,095) feet in length as shown in the attached photograph, starting at the southernmost end of the Adjacent Easement and continuing southeast to the property boundary of the Sale Parcel. (Exhibit "B"). This easement is for the benefit of and appurtenant to the Sale Parcel described more particularly above. This easement is a private easement intended solely for the benefit and use of the Grantees, his/her successors, assigns, transferees, guests, tenants, and invitees of its successors, assigns, and transferees. This easement shall run with the land and be binding upon the Grantors and Grantees and their heirs, successors, and assigns (the "Grantee Easement").

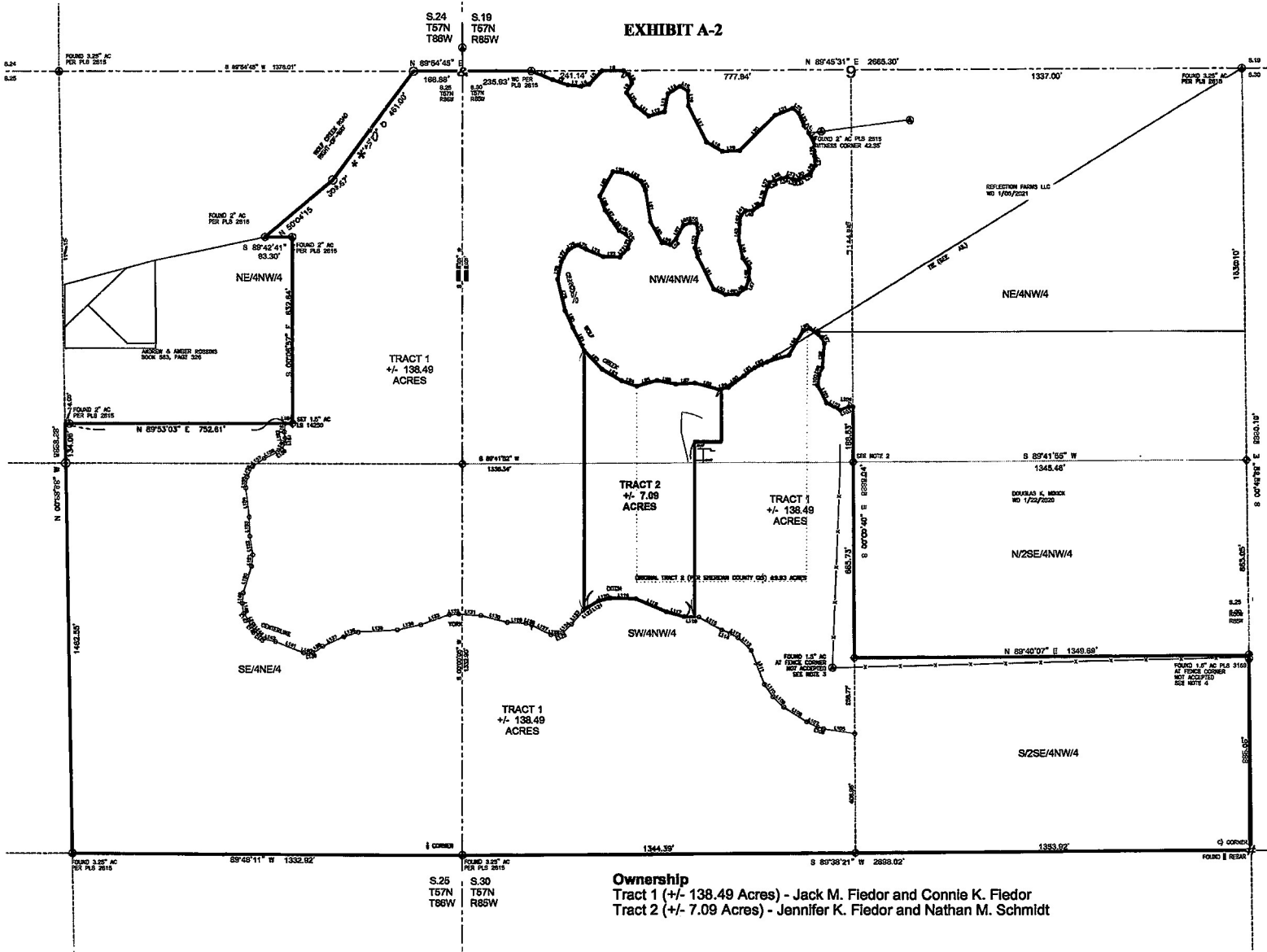
EXCEPTING AND RESERVING a private road access easement for the purpose of ingress and egress and installing, repairing, and maintaining the same. The easement hereby reserved being described as follows:

An easement thirty (30) feet wide by four hundred and fifty (450) feet in length as shown in the attached photograph, starting at the southernmost end of the Grantee Easement and continuing eastward to the easternmost property boundary of the Sale Parcel. (Exhibit "C"). This easement is for the benefit of and appurtenant to the lands being retained by the Grantors. This easement is a private easement intended solely for the benefit and use of the Grantors, his/her successors, assigns, transferees, guests, tenants, and invitees of its successors, assigns, and transferees. This easement shall run with the land and be binding upon the Grantors and Grantees and their heirs, successors, and assigns (the "Grantor Easement").



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FEES: \$27.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A-2

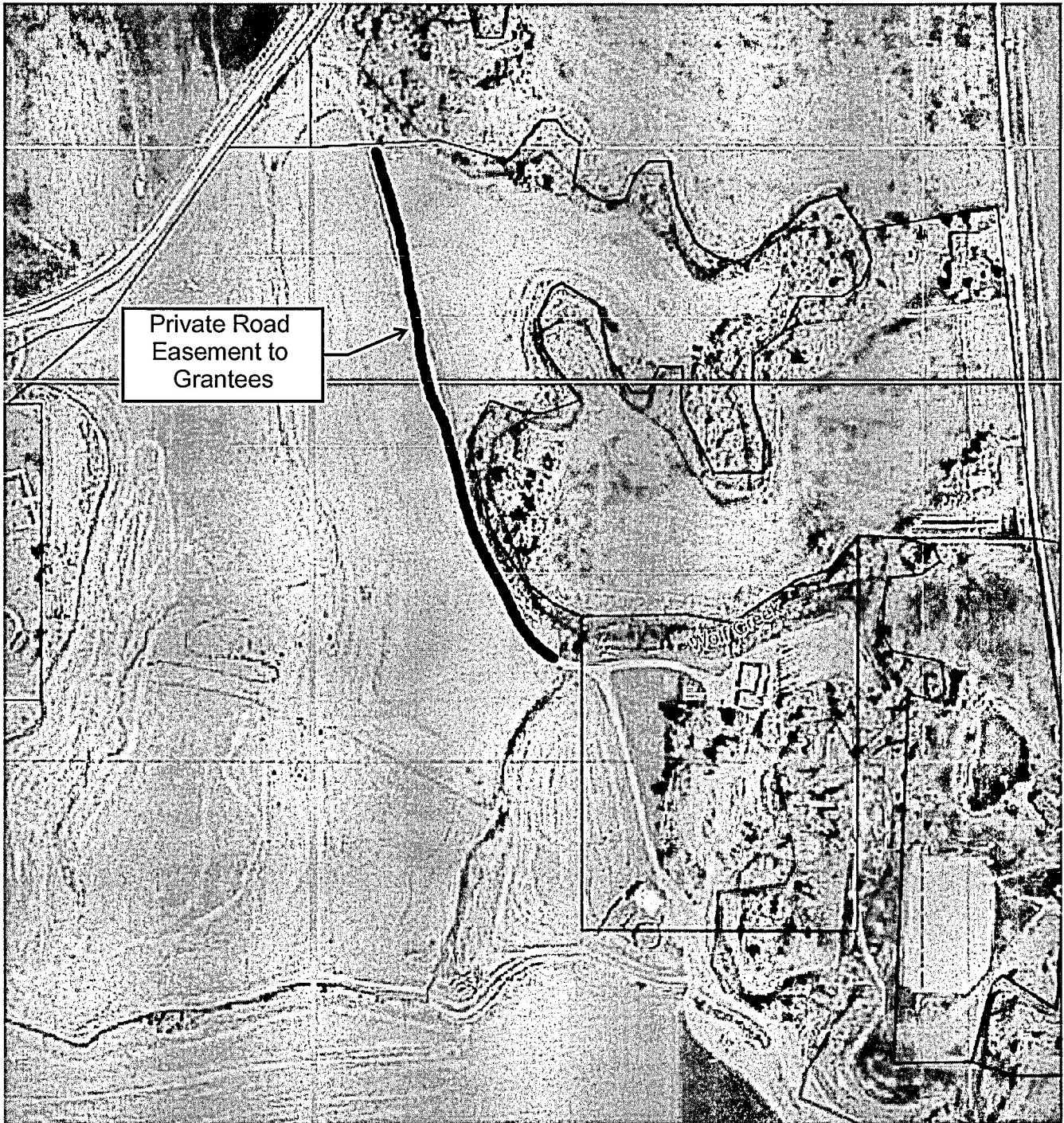




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FEES: \$27.00 PK WARRANTY DEED
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EXHIBIT B

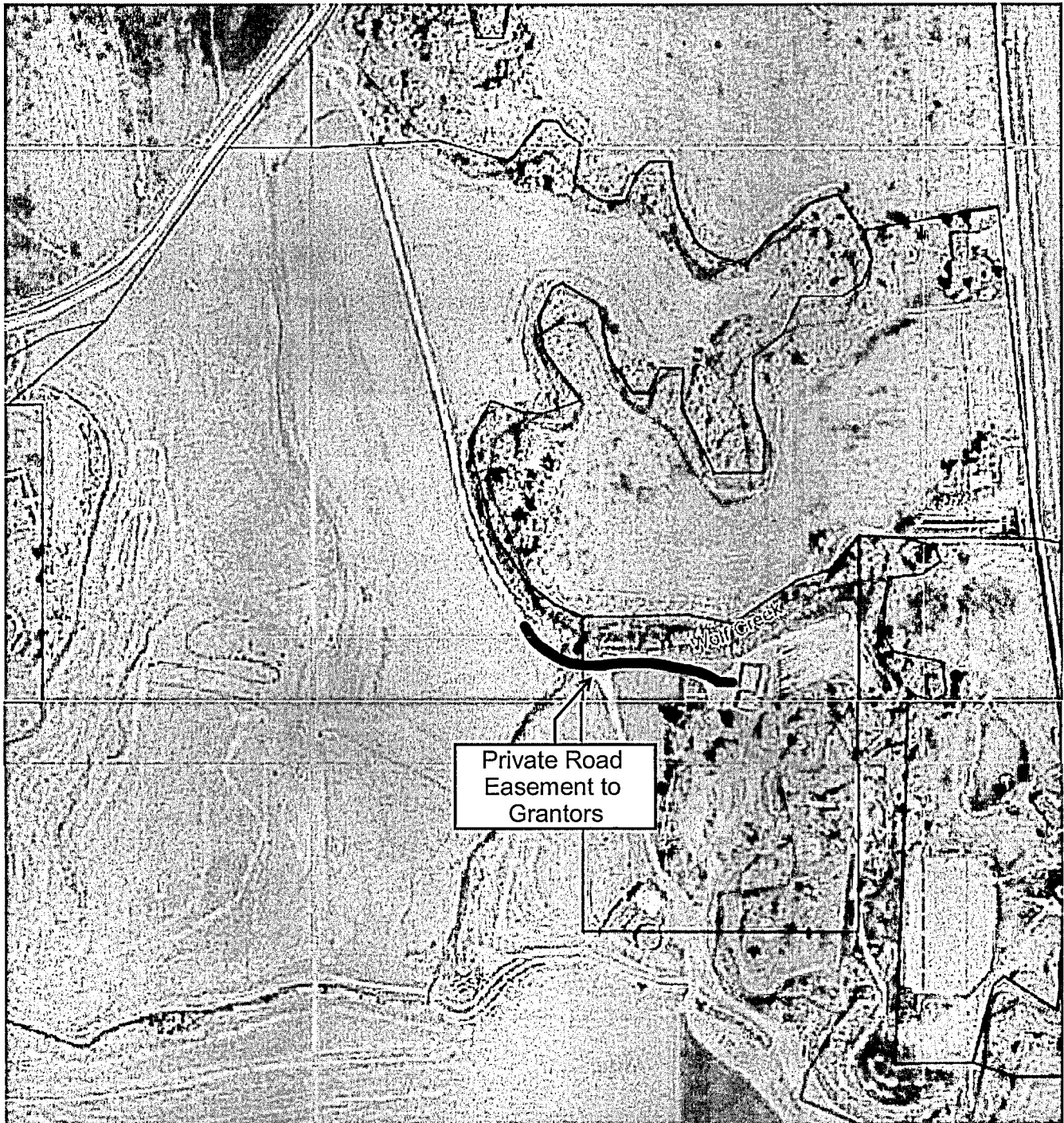




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FEES: \$27.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT C



NO. 2021-774204 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801