

WARRANTY DEED

Build It Brothers 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, **Jonathan M. Miesse and Julie C. Miesse, husband and wife, as tenants by the entirety**, whose address is 1806 Holmes Ave. Sheridan, WY 82801, 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 19th day of November, 2021.

BUILD IT BROTHERS LLC

Brian James Homola
By: Brian James Homola, Member

Grant W. Homola
By: Grant W. Homola, Member

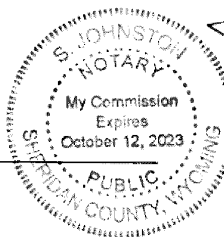
State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Brian James Homola and Grant W. Homola, as Members of Build It Brothers LLC, this 19th day of November, 2021.

Witness my hand and official seal.

My Commission Expires:



[Signature]
Signature of Notarial Officer
Title: Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the NE1/4 of Section 36, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, commonly known as Tract 7 of the Bozeman Trail Ranches, an unrecorded subdivision, said tract being more particularly described as follows:

Commencing at the northeast corner of said Section 36 (monumented with a 6" brass cap per U.S. Military Reservation Survey); thence S89°17'15"W, 770.26 feet along the north line of said Section 36 to a 2" aluminum cap per PLS 2615, said point being the POINT OF BEGINNING of said tract; thence S04°40'08"W, 1,549.45 feet to a 2" aluminum cap per PLS 2615 lying on the northerly right of way line of a sixty foot wide roadway; thence N73°03'42"W, 280.65 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 10°18'48", an arc length of 108.53 feet, a chord bearing of N78°13'06"W, and a chord length of 108.39 feet to a 2" aluminum cap per PLS 2615; thence N83°22'29"W, 309.41 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 351.97 feet, a delta of 43°21'10", an arc length of 266.32 feet, a chord bearing of N61°41'54"W, and a chord length of 260.01 feet to a 2" aluminum cap per PLS 2615; thence N40°01'19"W, 326.40 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence N06°05'03"E, 1,023.09 feet to a 2" aluminum cap per PLS 2615 lying on said north line of Section 36; thence N89°17'15"E, 1,138.52 feet along said north line to the POINT OF BEGINNING.