



WARRANTY DEED

Gwendolyn D. Osgard and Richard V. Moore, as Trustees of the OSGARD-MOORE Family Trust UTD December 30, 2014, Grantors, of San Diego County, California, for valuable consideration, CONVEY AND WARRANT to Columbus Peak Ranch LLC, a Wyoming limited liability company, of PO Box 1083, Dayton, Wyoming 82836, Grantee, the following-described real estate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See attached Exhibit "A"

Together with all improvements situate thereon and all appurtenances, and all water and ditch rights, thereto appertaining or belonging.

Subject to all real estate taxes for the year 2021 exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations 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 zoning, subdivision, or other regulations of any private or governmental entity.

DATED the 13 day of November 2021.

GRANTORS:

**OSGARD-MOORE Family Trust UTD
December 30, 2014**

By: Gwendolyn D. Osgard
Gwendolyn D. Osgard, Trustee

By: Richard V. Moore
Richard V. Moore, Trustee

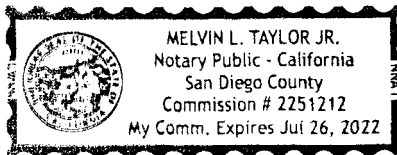


2021-774270 11/18/2021 3:38 PM PAGE: 2 OF 4
FEES: \$21.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

The foregoing instrument was acknowledged before me this 13th day of November, 2021, by **Gwendolyn D. Osgard**, as a Trustee of the **OSGARD-MOORE Family Trust UTD December 30, 2014**.

WITNESS my hand and official seal.



Mel Taylor

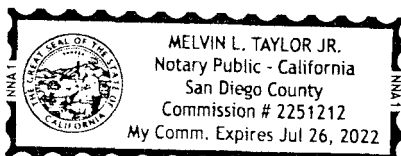
Notary Public

My Commission Expires: 07/26/22

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

The foregoing instrument was acknowledged before me this 13th day of November, 2021, by **Richard V. Moore**, as a Trustee of the **OSGARD-MOORE Family Trust UTD December 30, 2014**.

WITNESS my hand and official seal.



Mel Taylor

Notary Public

My Commission Expires: 07/26/22



Exhibit "A"

Township 57 North, Range 86 West 6th Principal Meridian, Sheridan County, Wyoming

SECTION 26: NE1/4NE1/4

SECTION 23: A tract of land situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 23, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on the RECORD OF SURVEY, filed as survey A, No. 641, attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

BEGINNING at the southeast corner of said Section 23 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 5369);
thence S89°49'09"W, 1310.38 feet along the south line of said Section 23 to a 3 $\frac{1}{4}$ " brass cap per PLS 5369 being the southwest corner of said E $\frac{1}{2}$ SE $\frac{1}{4}$;
thence N00°38'01"W, 2501.18 feet along the west line of said E $\frac{1}{2}$ SE $\frac{1}{4}$ to a 3 $\frac{1}{4}$ " brass cap per PLS 5369 lying on the south right of way line of U.S. Highway 14-16;
thence along said right of way line through a curve to the left having a radius of 3894.70 feet, a central angle of 03°48'22", an arc length of 258.77 feet, a chord bearing of N65°18'30"E and a chord length of 258.67 feet to a 2" aluminum cap per PE&LS 4364 lying on the westerly line of Lot 2 of the Owl Crest Subdivision;
thence S16°29'49"E, 38.91 feet along said westerly line to a 1 $\frac{1}{2}$ " aluminum cap per PE&LS 3159 being the northwest corner of a tract of land described in Book 539 of Deeds, Page 43;
thence S44°16'39"E, 655.59 feet to along the southwesterly line of said tract described in Book 539 of Deeds, Page 43 to a 3 $\frac{1}{4}$ " brass cap per PLS 5369;
thence S85°12'54"E, 411.57 feet along the south line of said tract to a 1 $\frac{1}{2}$ " aluminum cap per PE&LS 3159;
thence N12°23'05"E, 216.91 feet along the southeasterly line of said tract to a 1 $\frac{1}{2}$ " aluminum cap per PE&LS 3159; thence S88°48'53"E, 147.59 feet along the south line of said tract to a 3 $\frac{1}{4}$ " brass cap per PLS 5369;
thence S00°15'49"E, 1328.90 feet along the extension of and the west line of a tract of land described in recording #2020-754507 to a 1" iron pipe per PLS 102 with a brass cap per PLS 5369 inserted into the pipe;
thence S78°49'07"E, 12.61 feet along the south line of said tract to a 3 $\frac{1}{4}$ " brass cap per PLS 5369 lying on the east line of said Section 23;
thence S00°42'16"E, 941.46 feet to the POINT OF BEGINNING.

