



WARRANTY DEED

Sunrise Ranch, Inc., a Wyoming corporation, as Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to **Columbus Peak Ranch LLC**, a Wyoming limited liability company, of PO Box 1083, Dayton, Wyoming 82836, as Grantee, all of Grantor's right, title and interest in and to the following real properties located in Sheridan County, Wyoming:

See attached **Exhibit "A"**

Together with all improvements thereon and appurtenances thereto, and all water and water rights, ditch rights and stock in any ditch or reservoir company, well permits and underground water rights appurtenant thereto;

Together with all mineral rights owned by Grantor, including rights to sand and gravel;

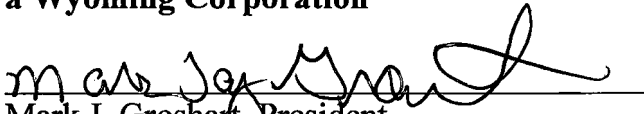
Subject to reservations and exceptions in patents from the United States, prior mineral reservations, easements, restrictions, covenants and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments, which a correct survey and inspection would disclose.

Grantor waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED effective the 20 day of February, 2019.

SUNRISE RANCH, INC.
a Wyoming Corporation

By:


Mark J. Groshart, President



STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing Warranty Deed was subscribed and sworn to before me this 20
day of February, 2019, by **Mark J. Groshart**, President of Sunrise Ranch, Inc., a Wyoming
corporation.

Witness my hand and official seal.


Notarial Officer

My commission expires: 4/10/22





Exhibit "A"

Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming:

Section 23: NE $\frac{1}{4}$, EXCEPTING THEREFROM 7.9 acres lying South of the Dayton-Ranchester County Road, and ALSO EXCEPTING the Southwest diagonal half of the South 50 feet of the West 50 feet therefrom. W $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM the West 50 feet of that portion lying North of the Dayton-Ranchester County Road.

A tract of land situate in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, described as follows: Commencing at the NE Corner of the NW $\frac{1}{4}$ of said Section 23 and running thence South 50 feet to a point on the North line of said Section, 50 feet West of the NE Corner of the NW $\frac{1}{4}$, thence East 50 feet to the point of beginning.

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming, Recorded: July 2, 1971, Book 182, Page 421.

ALSO EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming, Recorded: July 2, 1971, Book 182, Page 424.

NO. 2019-748238 WARRANTY DEED

BOOK: 579 PAGE: 207

2/20/2019 4:12 PM

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK