

WARRANTY DEED

Connie Lynn Kistler, a single person, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to RTJ-1, Limited Liability Company, a Wyoming Limited Liability Company, GRANTEE, whose address is PO BOX 2315, Jackson, WY 83002 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

See Exhibit "A" attached hereto.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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 2 day of March, 2022.

Connie Lynn Kistler
Connie Lynn Kistler

STATE OF WY)
COUNTY OF Sheridan)ss.
)

This instrument was acknowledged before me on the 2nd day of March, 2022 by Connie Lynn Kistler.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



EXHIBIT A

Township 58 North, Range 83 West, 6th P.M., Sheridan County, Wyoming.

Section 26: All of that portion of the NW¼ lying West of the centerline of Prairie Dog Road #1211.

EXCEPTING THEREFROM that certain parcel of land conveyed to Peter S. Tarver and Tamara L. Tarver by Warranty Deed recorded October 6, 1997 in Book 388, Page 420.

Township 58 North, Range 83 West, 6th P.M., Sheridan County, Wyoming.

Section 27: A tract of land located in the N½ of said Section 27, being more particularly described as follows:

Beginning at a point located South 27 feet from the North ¼ corner of said Section 27, said point being on the Southerly right of way line of Beatty Gulch Road, said point being monumented with a rebar and aluminum cap marked L.S. 65494; thence, along said Southerly right of way, N89°50'45"E, 2622.95 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence, leaving said right of way, South along the East border of said Section 27, 1125 feet to a point; thence parallel to Southerly right of way, N89°50'45"W, 1547.58 feet to a point; thence, S81°52'18"W, 1548.23 feet to a point on the Easterly right of way line of said Beatty Gulch Road, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence, along said right of way, N05°30'42"E, 724.38 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence continuing along said right of way, N20°15'41"E, 372.22 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence, continuing along said right of way, N29°39'04"E, 234.21 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence, continuing along said right of way, N31°57'23"E, 77.13 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence continuing along said right of way, N89°00'35"E, 104.65 feet to the point of beginning.