2021-771491 8/11/2021 11:13 AM PAGE: 1 OF 3
FEES: $18.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grants and conveys to Randall Laumbach and Jolene Laumbach, as husband and wife, GRANTEE, whose address is 8 Maverick Lane Sheridan WY, all of its right, title and interest in 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, described as follows:

Please see the legal description and map attached hereto as Exhibit A.

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

TOGETHER WITH all of Grantor's right, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights belonging or in any way appertaining to the subject property;

TOGETHER WITH all coal, oil, gas, uranium, fissionable and fusionable materials and all other minerals and mineral rights, royalties and royalty rights of every kind owned by Grantor or which Grantor can hereby convey contained in and underlying the subject property;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and of sight, 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.

Grantor covenants that it will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by or through the Grantor but not through prior owners.

WITNESSED this 27th day of July, 2021.

Black Gold Land Company, LLC

By: Brian N. Beisher, manager/member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 27th day of July, 2021, by Brian N. Beisher.

WITNESS my hand and official seal: Kurtis Russell
Signature of Notarial Officer
Title: Notary Public

KURTIS RUSSELL NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES 1/14/2023

My Commission expires: 1/14/2023

LEGAL DESCRIPTION
EXHIBIT "A"

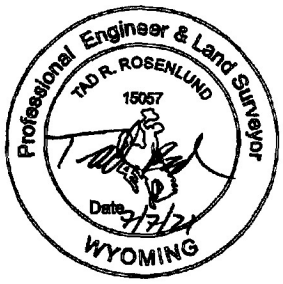
TRACT 3 SE DECKER ROAD

A tract of land situated within the S½ of Section 24, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; being more particularly described as follows:

Commencing at the south ¼ corner of said Section 24, thence N 80°4'23" E, 982.43 feet, to the true Point of Beginning; thence N 0°22'41" W, 1315.83 feet; thence S 89°32'23" W, 750.88 feet; thence S 89°40'37" W, 1481.75 feet; thence S 0°31'45" W, 345.73 feet; thence N 89°13'31" W, 572.70 feet, to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way, S 3°25'38" W, 23.69 feet; thence N 86°26'40" W, 45.22 feet; thence S 3°26'27" W, 1051.32 feet; thence, departing from said right-of-way, N 87°54'35" E, 2928.70 feet, to the Point of Beginning.

Containing 85.10 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.



2021-771491 8/11/2021 11:13 AM PAGE: 2 OF 3
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DOWL WWW.DOWL.COM	EXHIBIT A TRACT 3 SE DECKER ROAD SITUATED IN S1/2 SECTION 24, T57N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING	PROJECT BLACK GOLD DATE 7/7/2021 EXHIBIT A - 1 of 1

2021-771491 8/11/2021 11:13 AM PAGE: 3 OF 3
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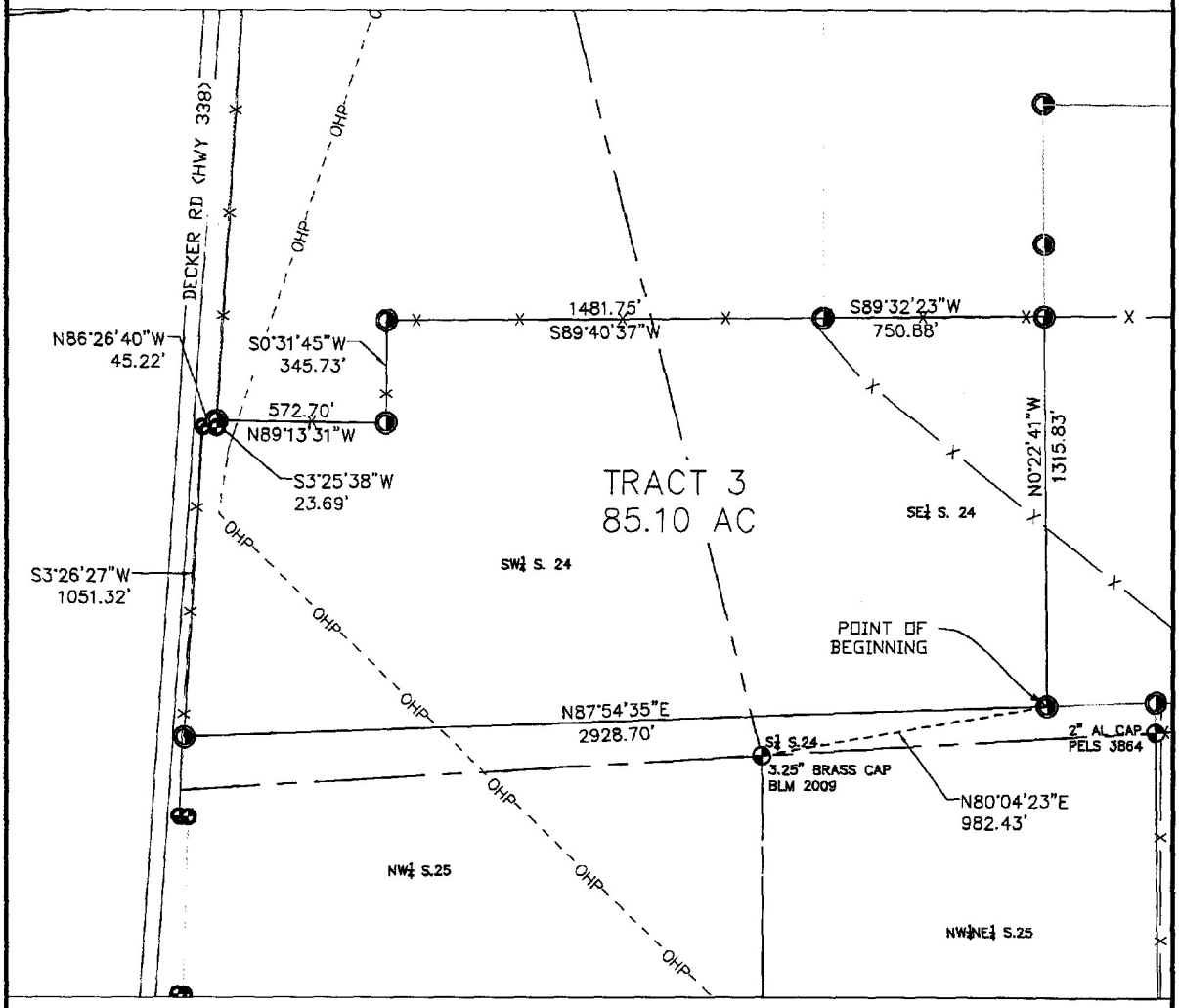
NO. 2021-771491 SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

G:\Decker Road Property\EXHIBITS.dwg PLOT DATE 2021-7-7 08:10 SAVED DATE 2021-07-07 08:10 USER: trosenlund

EXHIBIT "B"

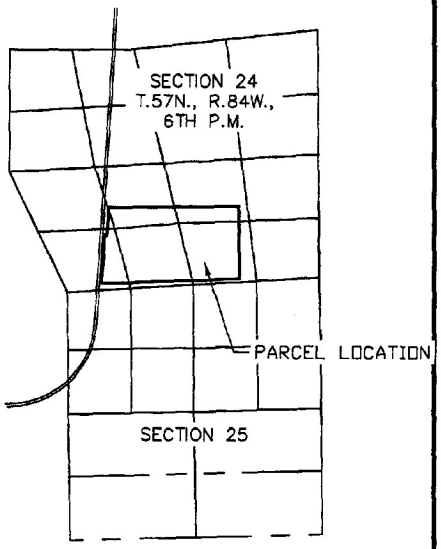


Professional Engineer & Land Surveyor
TAD R. ROSENLUND
15057
Date 7/7/21
WYOMING

500 0 500
SCALE IN FEET

N

SURVEYOR'S CERTIFICATE:
I, TAD R. ROSENLUND, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



LOCATION MAP
N.T.S.

LEGEND

- SECTION LINE
- INTERIOR SECTION LINE
- OHP OVERHEAD POWER LINE
- FENCE LINE
- ADJACENT PARCEL LINE
- FOUND 3.25" BRASS ROW MONUMENT
- FOUND MONUMENT AS DESCRIBED
- SET 2" ALUMINUM CAP ON ⅝" REBAR

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; PAF: 1.000233; all units are U.S. survey feet. Distances are at ground.

DOWL
WWW.DOWL.COM

EXHIBIT B

TRACT 3 SE DECKER ROAD

SITUATED IN S1/2 SECTION 24, T57N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING

PROJECT	BLACK GOLD
DATE	7/7/2021

EXHIBIT B - 1 of 1