2017-737332 9/8/2017 4:13 PM PAGE: 1 OF 2
BOOK: 569 PAGE: 35 FEES: $15.00 HM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Forest B. Dunning and Susan M. Dunning, Trustees of the Forest B. Dunning Trust dated March 19, 2008, and Forest B. Dunning and Susan M. Dunning, Trustees of the Susan M. Dunning Trust dated March 19, 2008, GRANTORS, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Sarah R. Frederickson, a single person, GRANTEE, whose address is 71 FRISBIE RD, SHERIDAN, WY 82801, 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 my/our hand(s) this 8 day of Sep, 2017.

Forest B. Dunning, Trustee

Susan M. Dunning, Trustee

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 8 day of September, 2017, by Forest B. Dunning, Trustee of the Forest B. Dunning Trust dated March 19, 2008 and Trustee of the Susan M. Dunning Trust dated March 19, 2008.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: ~~Notary Public~~

JUSTIN P. STROUP NOTARY PUBLIC SHERIDAN COUNTY, WYOMING My Commission Expires April 10, 2018

My Commission expires 4-10-18

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 8 day of September, 2017, by Susan M. Dunning Trustee of the Forest B. Dunning Trust dated March 19, 2008 and Trustee of the Susan M. Dunning Trust dated March 19, 2008.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

JUSTIN P. STROUP NOTARY PUBLIC SHERIDAN COUNTY, WYOMING My Commission Expires April 10, 2018

My Commission expires 4-10-18

EXHIBIT "A"

Township 57 North, Range 83 West, 6th, P.M., Sheridan County, WY:
Section 5: S½SW¼
Section 6: S½SE¼
Section 7: N½NW¼NE¼

AND

The S½NE¼, NE¼NE¼, S½NW¼NE¼ and all that part of the N1/2 of SE1/4 of Section 7 lying north of the Beatty Spur Road and Beatty Gulch Road which is described below. Also, all that part of the W1/2 of Section 8 lying north of the Beatty Gulch Road which is described below; All within Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

Beatty Spur and Beatty Gulch Road centerline description:

A road centerline being the centerline of Beatty Spur Road, also known as Sheridan County Road No. 108, and the centerline of Beatty Gulch Road, also known as Sheridan County Road No. 1231, passing through the N1/2 SE1/4 Section 7, and through the W1/2 Section 8, all in Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming and more particularly described as follows: Commencing at the South 1/16 corner of said Section 7, said corner being a 1.5" alum cap per LS6594; thence N 00°39'49" E along the north-south quarter section line of said Section 7 a distance of 1125.56 feet to the centerline of Beatty Spur Road and the Point of Beginning; thence along the centerline of Beatty Spur Road the following eight (8) courses: S 65°39'30" E, 254.98 feet; thence Southeasterly 275.54 feet along the arc of a 3650.00 foot radius curve to the right which chord bears S 63°29'45" E, 275.47 feet; thence S 61°19'59" E, 94.17 feet; thence southeasterly 528.55 feet along the arc of a 2250.00 foot radius curve to the right which chord bears S 54°36'12" E, 527.34 feet; thence S 47°52'25" E, 357.46 feet; thence Southeasterly 108.14 feet along the arc of a 2890.00 foot radius curve to the right which chord bears S 46°48'06" E, 108.13 feet; thence S 45°43'47" E, 122.02 feet; thence Southeasterly 252.30 feet along the arc of a 300.00 foot radius curve to the left which chord bears S 69°49'21" E, 244.93 feet to the centerline of Beatty Gulch Road; thence along the centerline of Beatty Gulch Road the following nine (9) courses: N 86°05'06" E, 635.43 feet; thence northeasterly 398.42 feet along the arc of a 820.00 foot radius curve to the left which chord bears N 72°09'57" E, 394.51 feet; thence N 58°14'47" E, 188.45 feet; thence northeasterly 126.34 feet along the arc of a 7040.00 foot radius curve to the left which chord bears N 57°43'57" E, 126.33 feet; thence N 57°13'06" E, 978.86 feet; thence northeasterly 345.47 feet along the arc of a 1470.00 foot radius curve to the left which chord bears N 50°29'09" E, 344.67 feet; thence N 43°45'11"E, 653.24 feet; thence northeasterly 228.67 feet along the arc of a 1920.00 foot radius curve to the right which chord bears N 47°09'54" E, 228.54 feet; thence N 50°34'38" E, 895.95 feet to the north-south quarter section line of said Section 8 and the Point of Terminus. This Point of Terminus bears S 00°44'51" W a distance of 1738.62 feet from the north quarter (N1/4) corner of said Section 8, said corner monumented with a 3" brass cap LS529.