



WARRANTY DEED

Smith Canyon Ranch, 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, conveys and warrants to MC Rosselott and Deborah K. Rosselott, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 41 Beckton Rd. Dayton, WY. 82836, 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 3rd day of May, 2016.

Smith Canyon Ranch, LLC, a Wyoming
limited liability company

Dave Kalasinsky
By: Dave Kalasinsky
Title: Mgr.

STATE OF Wy
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 3rd day of May, 2016, by Dave Kalasinsky, as Manager of Smith Canyon Ranch, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-18



EXHIBIT "A"

A tract of land situated in the S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 57 North, Range 86 West of the 6th Principal Meridian, Sheridan, County, Wyoming; said tract being more particularly described as follows:

BEGINNING AT A POINT being the east quarter corner of said Section 33 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 5369); thence S00°13'31"E, 2640.59 along the east line of said Section 33 to a 3 $\frac{1}{4}$ " aluminum cap at the southeast corner of said Section 33; thence S89°46'59"W, 2649.79 feet along the south line of said Section 33 to a 3 $\frac{1}{4}$ " aluminum cap per PLS 6594 being the southwest corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence S89°36'57"W, 1322.32 feet along said south line to a 3 $\frac{1}{4}$ " aluminum cap per PLS 5369 at the southwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N00°16'44"E, 1330.32 feet along the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to a 3 $\frac{1}{4}$ " aluminum cap per PLS 580 being the northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S89°48'02"E, 919.78 feet along the south line of a tract of land described in Book 502 of Deeds, Page 255 to a 2" aluminum cap per PE&LS 3159; thence N00°12'24"E, 1756.93 feet along the east line of said tract of land described in Book 502 of Deeds, Page 255 to a 2" aluminum cap per PE&LS 3159 said cap being a 30 foot Witness Corner; thence along said east line N00°12'24"E, 1.55 feet to a point in a fence line witnessed by said cap per PE&LS 3159; thence N77°12'43"E, 389.70 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N05°15'54"W, 12.73 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N80°30'17"E, 278.06 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N70°24'24"E, 104.96 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N44°55'00"E, 79.76 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N66°38'22"E, 183.63 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N89°30'34"E, 59.81 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N41°41'08"E, 68.52 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N74°05'35"E, 466.21 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N74°12'31"E, 206.28 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N01°12'42"E, 364.35 feet to a 2" aluminum cap per PLS 5369 lying on the south right of way line of Dayton East Road (AKA County Road No.102); thence N89°35'21"E, 60.02 feet along said south right of way to a 1 $\frac{1}{2}$ " aluminum cap per PLS 5300 being the northwest corner of a tract of land described in Book 498 of Deeds, Page 42; thence S01°12'42"W, 342.86 feet along the west line of said tract of land described in Book 498 of Deeds, Page 42 to a point being the southeast corner of said tract and lying in the South Side Ditch called for as the south line of said tract described in Book 498 of Deeds, Page 42 and said point being witnessed by a 2" aluminum cap per PLS 5369 bears N01°12'42"E a distance of 19 feet; thence with the centerline of said South Side Ditch through the following meander courses taken from a survey of the ditch location in April 2016:

thence N89°24'12"E, 100.46 feet; thence N81°29'16"E, 38.13 feet; thence S84°51'32"E, 15.93 feet; thence N41°51'21"E, 17.71 feet; thence N75°27'43"E, 167.33 feet; thence N86°18'27"E, 47.86 feet; thence S82°53'42"E, 26.19 feet; thence S59°47'40"E, 21.03 feet; thence S53°27'29"E, 43.77 feet; thence N88°46'54"E, 31.83 feet;

thence S79°14'22"E, 30.39 feet; thence S70°26'08"E, 128.60 feet; thence N51°57'07"E, 12.62 feet; thence N84°04'32"E, 10.67 feet; thence S73°41'52"E, 19.81 feet; thence N80°32'06"E, 66.18 feet; thence N88°40'57"E, 70.40 feet; thence S85°56'51"E, 28.00 feet; thence N79°22'02"E, 29.39 feet; thence N51°38'54"E, 40.09 feet;

thence N77°30'02"E, 30.60 feet; thence S80°18'21"E, 26.04 feet; thence S66°54'53"E, 119.82 feet; thence S78°35'13"E, 72.71 feet; thence S65°14'32"E, 71.48 feet; thence S34°49'27"E, 212.57 feet to a point on said east line of Section 33 being witnessed by 2" aluminum cap per PLS 5369 bears S06°28'52"W a distance of 17 feet; thence S06°28'52"W, 753.91 feet along said east line to the POINT OF BEGINNING of said tract.

Excepting from the above described tract the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 33 as described in Book 538 of Deeds, Page 216 being part of a tract granted to M.C. and Deborah Rosselott.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone. Distances are adjusted to surface by the combined adjustment factor of 1.00025.