

WARRANTY DEED

Jost Ranch, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, **Joel M. Huskerson and Elizabeth J. Huskerson, husband and wife, as tenants by the entirety**, whose address is 1100 Westview Drive, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 hand this 19 day of April, 2021.

JOST RANCH, LLC

By: Corey Jost, Manager

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Corey Jost, as Manager of Jost Ranch, LLC, a Wyoming limited liability company, this 19 day of April, 2021.

Witness my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 6-18-23

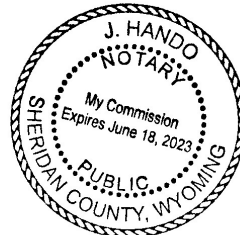




EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the N1/2SW1/4 of Section 1, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N47°04'09"E a distance of 3551.4 feet from the Southwest corner of said Section 1; thence N82°57'10"W for a distance of 1111.24 feet to a point of curvature; thence along a curve to the right having a radius of 677 feet, a central angle of 21°05' and a chord bearing N72°24'40"W with a chord distance of 247.72 feet; thence leaving said curve on a bearing of N61°52'10"W for a distance of 37.54 feet; thence S88°45'15"W for a distance of 138.11 feet; thence S59°41'05"E for a distance of 94.65 feet; thence S65°21'40"E for a distance of 346.54 feet to a point in the centerline of Kruse Creek Road; thence following the centerline of Kruse Creek Road for the following courses and distances; N52°37'15"E for a distance of 46.71 feet; thence N67°54'45"E for a distance of 45.43 feet; thence N87°16'55"E for a distance of 65.83 feet; thence S83°11'45"E for a distance of 975.5 feet; thence leaving the centerline of said Kruse Creek Road on a bearing of N0°13'05"W for a distance of 33.37 feet to the point of beginning (purported to contain 1.594 acres, more or less).

AND

Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 1: Those portions of Lot 3, the SW1/4NE1/4, and the SE1/4NW1/4 lying West of US Highway 87.

ALSO, that part of the SW1/4NW1/4 of said Section 1, described as follows:

Commencing at a point 1110 feet East of the West quarter corner of said Section 1, and on the South line of said SW1/4NW1/4; thence North 60°52' West 110 feet to a point; thence along a curve to the right through an angle of 61°08', the radius of which is 423 feet, for a distance of 458 feet; thence North 00°16' East, 368 feet to a point; thence West 268 feet; thence North 21°30' West 292 feet; thence North 8°00' West 263 feet to the North line of said SW1/4NW1/4; thence East to the Northeast corner of said SW1/4NW1/4; thence South to the Southeast corner of said SW1/4NW1/4; and thence West 210 feet, more or less, to the point of beginning.

ALSO, that part of the N1/2SW1/4 of said Section 1, described as follows:

Beginning at a point 1280 feet East of the W1/4 Section corner of said Section 1; thence East 1360 feet, more or less to the center of said Section 1; thence south 255 feet; thence North 81°57' West 1112 feet along the right of way of the 'State Highway' (Kruse Creek Road); thence on a curve to the right for 21°5', the radius of which is 677 feet for a distance of 248 feet; thence North 60°52' West 25 feet to the point of beginning.

Said property also having been described in Corrective Warranty Deed recorded June 26, 2020 as Instrument No. 2020-759594