



**WARRANTY DEED**

Sheridan Heights Ranch LLC, a Wyoming limited liability company (Grantor), of Sheridan County, Wyoming, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is acknowledged, conveys and warrants to System Land, LLC, Grantee, whose address is 20 Pine Lane, Sheridan, WY 82801, the following described real property 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:

see attached legal

Together with all improvements and fixtures situate thereon.

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 subdivision laws.

Grantor excepts and reserves all oil, gas and other minerals in the above described land; provided, however, Grantor shall not use or occupy any portion of the surface of the above described land or disturb any improvements located on the above described lands in order to explore for or produce such minerals.

THE ABOVE-DESCRIBED PROPERTY IS SOLD "AS IS." By acceptance of this deed, Grantee and anyone claiming through Grantee releases Grantor, its officers, directors, employees, agents and affiliated companies from any and all claims they may now have or hereafter acquire arising out of or related to the condition, quality, operation or use of the above-described land.

DATED this 11 day of June, 2018.

**Sheridan Heights Ranch, LLC**

By: 

Manager

STATE OF WYOMING )

)  
 ss

COUNTY OF  
 SHERIDAN )

This instrument was acknowledged before me this 11 day of June, 2018, by Donald B. Roberts, Manager of Sheridan Heights Ranch, LLC. Witness my hand and official seal.

Diane T. Malkuch  
 Notary Public

My commission expires: July 6, 2019

