



2016-725782 3/29/2016 10:50 AM PAGE: 1 OF 1
 BOOK: 559 PAGE: 45 FEES: \$12.00 PK WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

KB DIAMOND, LLC, a Texas limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$ 10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which is hereby acknowledged, conveys and warrants to Roger G. St. Clair and Linda K. St. Clair, a married couple, GRANTEEES, whose address is P.O. Box 561, Big Horn, Wyoming 82833, the following described real estate, situate in Sheridan County, State of Wyoming located in the S/2 of the NW/4 of Section 28, T-55-N, R-84-W of the 6th P.M. Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, tract of land, being more particularly described as follows:

Beginning at the NW corner of said S/2 NW/4, thence along the northerly line of said S/2 NW/4, N89°30'51"E, 1344.89 feet; thence leaving said northerly line, S01°03'46"E, 1134.78 feet; thence N89°54'04"W, 1358.93 feet to the westerly line of said S/2 NW/4; thence along said westerly line, N0°21'22"W, 1120.86 feet to the point of beginning.

TOGETHER WITH ALL easements, rights, fixtures, buildings, improvements and other appurtenances thereto including, but not limited to, fences, gates, corrals, windmills, pumps, water and irrigation systems, cattle guards, stock tanks, stock watering systems, water lines, fence panels, panel gates, chutes and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights appurtenant thereto;

SUBJECT only to the exceptions, reservations, conditions, restrictions, easements, rights-of-way, and rights of record and of site or any fact which would otherwise be disclosed by an accurate survey or inspection of the property.

Executed this 5th day of Jan, 2016.

KB DIAMOND, LLC

By: Kelly Beal, Manager

By: Chrys D. Beal, Manager

STATE OF TEXAS)

) ss.

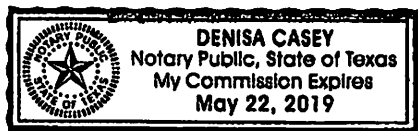
COUNTY OF MIDLAND)

This instrument was acknowledged before me on the 5 day of Jan, 2016 by Kelly Beal and Chrys D. Beal

WITNESS my hand and official seal.

Notary Public

My Commission expires: 5-22-19



NO. 2016-725782 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 ROGER ST CLAIR 40 EAST WORKS
 SHERIDAN WY 82801