

WARRANTY DEED

THIS INDENTURE, made the 29 day of March, 2019, by and between **Buscher Construction LTD.**, a corporation organized and existing under and by virtue of the laws of the State of Montana, and having its principal place of business in the County of Sheridan, the GRANTOR, and **The Ascent Group, LLC, a Wyoming limited liability company**, whose address is 43 CLUB HOUSE DRIVE, SHERIDAN, WY 82801 the GRANTEE, WITNESSETH:

That the GRANTOR, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell CONVEY and WARRANT unto the said GRANTEE, all that certain tract, lot, piece, and parcel of land situated in the County of Sheridan, State of Wyoming, and described as follows, 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.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed by its duly authorized officer, the day and year first above written.

BUSCHER CONSTRUCTION LTD.

Dennis J. Buscher
By: Dennis J. Buscher, President

State of Wyoming

County of Sheridan

On this 29 day of March, 2019, before me personally appeared, Dennis J. Buscher, to me personally known, who, being by me duly sworn, did say that he is the President of Buscher Construction LTD., a Montana corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 29 day of March, 2019.

J. Hando
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 6-18-19



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in a portion of Lot 1 of Powder Horn Ranch Minor No. 22 Subdivision, a subdivision in Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, Twin Eagle at Powder Horn Ranch, Number Two (monumented with a 2" aluminum cap per PLS 6812); thence, through a non-tangent curve to the left, having a central angle of 11°59'43", a radius of 97.50 feet, an arc length of 20.41 feet, a chord bearing of N11°45'01"E, and a chord length of 20.37 feet to a point; thence N05°45'09"E, 72.42 feet to a point; thence N87°48'08"W, 110.58 feet to a point, said point lying on the west line of said Lot 1, Powder Horn Ranch Minor No. 22 Subdivision; thence N02°11'38"E, 12.75 feet along said west line of Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point; thence N15°25'03"W, 72.42 feet along said west line of Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point; thence N11°10'03"E, 180.11 feet along said west line of Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point, said point being the northwest corner of said Lot 1, Powder Horn Ranch Minor No. 22 Subdivision; thence N56°25'14"E, 77.51 feet along the north line of said Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point; thence S79°49'11"E, 135.40 feet along said north line of Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point, said point being the northwest corner of Lot 2, Powder Horn Ranch Minor No. 22 Subdivision; thence S03°16'33"E, 403.70 feet along the west line of said Lot 2, Powder Horn Ranch Minor No. 22 Subdivision to a point, said point being the southwest corner of said Lot 2, Powder Horn Ranch Minor No. 22 Subdivision and lying on the northerly right-of-way line of Clubhouse Drive; thence, along the south line of said Lot 1, Powder Horn Ranch Minor No. 22 Subdivision and said northerly right-of-way line of Clubhouse Drive through a non-tangent curve to the right, having a central angle of 12°06'09", a radius of 691.58 feet, an arc length of 146.08 feet, a chord bearing of S70°58'15"W, and a chord length of 145.81 to a point, said point being the southeast corner of said Lot 1, Twin Eagle at Powder Horn Ranch, Number Two; thence N14°00'29"W, 19.88 feet along the east line of said Lot 1, Twin Eagle at Powder Horn Ranch, Number Two to a point; thence, along said east line of Lot 1, Twin Eagle at Powder Horn Ranch, Number Two through a curve to the right, having a central angle of 34°42'31", a radius of 87.50 feet, an arc length of 53.01 feet, a chord bearing of N03°20'46"E, and a chord length of 52.20 feet to a point; thence, along said east line of Lot 1, Twin Eagle at Powder Horn Ranch, Number Two through a reverse curve to the left, having a central angle of 02°57'10", a radius of 97.50 feet, an arc length of 5.02 feet, a chord bearing of N19°13'27"E, and a chord length of 5.02 feet to the POINT OF BEGINNING of said tract (purported to contain 1.94 acres of land, more or less).