

**WARRANTY DEED**

**BB Properties, LLC, a Wyoming limited liability company, of Sheridan County, Wyoming, and Daniel L. Marshall, a single person, and Lorrie A. Kraft, a single person, each of Sheridan County, Wyoming, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND WARRANT to James E. Lomax, as Trustee of The James E. Lomax Revocable Trust, dated December 27, 2006, an undivided one-half (½) interest as a tenant in common, and to James E. Lomax, as Trustee of The James E. Lomax Credit Shelter Trust, established on January 20, 2008, under The Ina F. Lomax Revocable Trust, dated December 27, 2006, an undivided one-half (½) interest as a tenant in common, GRANTEES, whose address is P.O. Box 117, 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 and by reference incorporated herein.**

**TOGETHER WITH all improvements and all attached fences, gates, cattle guards, water, water rights, water wells, water permits, ditches, ditch rights, reservoirs and reservoir rights on the property, and all and singular the privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto.**

**SUBJECT TO all real estate taxes for the year 2018, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations 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, zoning, subdivision, or other regulations of any private or governmental entity.**

**IN WITNESS WHEREOF, GRANTORS have executed this instrument on the 20<sup>TH</sup> day of July, 2018.**

**BB Properties, LLC, a Wyoming Limited Liability Company**

By: [Signature]  
**Brian N. Beisher, Manager/Member**

[Signature]  
**Daniel L. Marshall**

[Signature]  
**Lorrie A. Kraft**

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 20 day of July, 2018, by **Brian N. Beisher, as Manager/Member of BB Properties, LLC, a Wyoming limited liability company.**

WITNESS my hand and official seal.

My Commission Expires: 4/10/22

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 20 day of July, 2018, by **Daniel L. Marshall.**

WITNESS my hand and official seal.

My Commission Expires: 4/10/22

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 20 day of July, 2018, by **Lorrie A. Kraft.**

WITNESS my hand and official seal.

My Commission Expires: 4/10/22



**EXHIBIT A  
TO WARRANTY DEED**

**Grantors:** BB Properties, LLC, a Wyoming limited liability company, and Daniel L. Marshall, a single person, and Lorrie A. Kraft, a single person

**Grantee:** James E. Lomax, as Trustee of The James E. Lomax Revocable Trust, dated December 27, 2006, an undivided one-half (½) interest as a tenant in common, and James E. Lomax, as Trustee of The James E. Lomax Credit Shelter Trust, established on January 20, 2008, under The Ina F. Lomax Revocable Trust, dated December 27, 2006, an undivided one-half (½) interest as a tenant in common

**LEGAL DESCRIPTION:**

**Township 58 North, Range 82 West, 6th P.M., Sheridan County, Wyoming**

Section 19: Lots Six (6) and Seven (7), and that portion of Lot Five (5) lying southeasterly of the centerline of Lower Prairie Dog County Road (No. 1211)

Section 30: Lots One (1), Two (2), Three (3) and Four (4), E½SW¼, SE¼

Section 31: W½NE¼, Lot One (1), NE¼NW¼

**Township 58 North, Range 83 West, 6th P.M., Sheridan County, Wyoming**

A tract of land situated in the SE¼NE¼, SE¼ of Section 24 and the NE¼ of Section 25, said tract being that part of the above-described lands lying southerly of said Lower Prairie Dog County Road (No. 1211) and easterly of a fence line; said fence line being more particularly described as follows:

Commencing at the ¼ corner common to said Sections 24 and 25 monumented with a 3¼" aluminum cap per PLS 5369; thence N17°23'59"E, 1982.39 feet to the **POINT OF BEGINNING** of said fence line description, lying in the centerline of said Lower Prairie Dog Road (witnessed by a 2" aluminum cap per PLS 5369 bears S14°00'41"E, 32.45 feet); thence S14°00'41"E, 271.69 feet passing through said witness corner at 32.45 feet and continuing along said fence line to a 2" aluminum cap per PLS 5369; thence S12°23'57"E, 337.61 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S12°48'43"E, 913.41 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S89°40'44"E, 612.55 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S55°48'33"E, 132.68 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S37°47'55"W, 890.22 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S23°24'57"E, 810.15 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S08°41'26"W, 314.95 feet along said fence line to a 2"



aluminum cap per PLS 5369; thence S10°33'53"W, 466.34 feet along said fence line to a 2"  
aluminum cap per PLS 5369; thence S05°43'33"W, 216.85 feet along said fence line to a 2"  
aluminum cap per PLS 5369; thence S01°05'53"E, 153.88 feet along said fence line to a 2"  
aluminum cap per PLS 5369; thence S01°55'59"E, 385.35 feet along said fence line to a 2"  
aluminum cap per PLS 5369 lying on the south line of said NE¼ of Section 25, ending said fence  
line description and being N89°43'33"E, 1248.79 feet from the southwest corner of said NE¼,  
monumented with a 3¼" aluminum cap per PLS 5369.

Section 25: E½SE¼

**NO. 2018-743815 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801