

SPECIAL WARRANTY DEED

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grant and convey to Kyle Fraser and Madison Fraser, husband and wife as tenants by the entirety with rights of survivorship, GRANTEE, whose address is 5100 Birch Ave Suite 101-253 Sheridan 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:

Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming:
Section 19: Lot 3 and Lot 4;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

TOGETHER WITH all of Grantor's rights, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights, reservoir permits belonging or in any way appertaining to subject property;

TOGETHER WITH all coal, oil, gas, uranium, fissionable and fusionable materials and all other minerals and mineral rights, royalties and royalty rights of every kind and character owned or hereafter acquired by Sellers contained in and underlying the above described lands together with the right to enter thereon for the purpose of drilling for, exploring, mining (by underground, surface, strip, open pit, solution or any other mining method now or hereafter known) the above described minerals and the right to use as much of the surface as may be necessary for such purposes, provided the owner of the surface is reasonably compensated for any damage done thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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.

Grantor covenants that it will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by, through or under the Grantor but not through prior owners.

WITNESS my hand this 25th day of June, 2021.

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

Brian N. Beisher, Member

This instrument was acknowledged before me on the 25th day of June, 2021, by Brian N. Beisher, Member of Black Gold Land Company, LLC.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 573-22

