

## WARRANTY DEED

Thomas L. Buckley and Annette M. Buckley, Trustees of the Thomas L. Buckley and Annette M. Buckley Revocable Trust, dated May 3, 2006, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to WYOXS LLC, a Wyoming limited liability company, GRANTEE, whose address is 214 Meade Creek Rd  
Sheridan, WY 82801, 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;

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

WITNESS my/our hand(s) this 8 day of Oct, 2020.

Thomas L. Buckley, Trustee  
Thomas L. Buckley, as Trustee

Annette M. Buckley, Trustee  
Annette M. Buckley, as Trustee

STATE OF WY

COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 8<sup>th</sup> day of October, 2020, by Thomas L. Buckley and Annette M. Buckley, Trustees of the Thomas L. Buckley and Annette M. Buckley Revocable Trust, dated May 3, 2006.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22



**EXHIBIT "A"**

A tract of land located in the S½ of Section 5 and the N½ of Section 8, T54N, R83W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Commencing at the northwest corner of said Section 8; thence S86°49'27"E a distance of 1735.75 feet (record S86°51'E 1746.2') to a point, said point being a Wyoming Highway Dept. right of way marker (Sta. 450+00); thence N32°30'17"E (record N32°32'E) a distance of 341.1 feet to a point; thence N79°08'17"E (record N79°10'E) a distance of 244.8 feet to a point, said point being the true point of beginning; thence S26°55'43"E (record S26°54'E) a distance of 982.2 feet to a point; thence N89°36'17"E (record N89°38'E) a distance of 2675.8 feet to a point, said point lying on the centerline of the County Road; thence N00°35'02"E along said centerline of said County Road a distance of 871.51 feet to a point; thence N66°26'45"W a distance of 473.80 feet to a point; thence N63°01'W a distance of 182.90 feet to a point; thence N68°58'15"W a distance of 342.85 feet to a point; thence N60°27'45"W a distance of 172.40 feet to a point; thence N54°05'30"W a distance of 358.05 feet to a point; thence N50°22'45"W a distance of 354.40 feet to a point; thence N35°24'15"W a distance of 445.35 feet to a point; thence S85°18'W a distance of 512.70 feet to a point; thence S30°15'31"W a distance of 1448.96 feet to the true point of beginning.