



2020-763476 11/2/2020 4:52 PM PAGE: 1 OF 3
 FEES: \$18.00 DO WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

J C Ranch, Inc., a Wyoming corporation, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Serena Belsby, Successor Trustee of the Alan S. DeFever and Sharon K. DeFever 1989 Intervivos Trust dated September 26, 1989, GRANTEE, whose address is 12015 S. Duval Creek Ln Spokane WA 99224, 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 29th day of October, 2020.

JC Ranch, Inc.,
a Wyoming corporation

Jay Michael Connell
By: Jay Michael Connell
Title: President

JC Ranch, Inc.,
a Wyoming corporation

Orin Watts Connell
By: Orin Watts Connell
Title: Treasurer

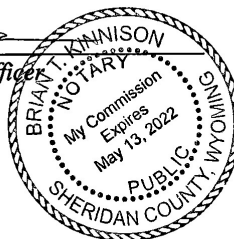
STATE OF WY)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 29th day of October, 2020, by Jay Michael Connell, as President of J C Ranch, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

My Commission expires 5-13-22
STATE OF WY)
COUNTY OF Sheridan) ss.

[Signature]
Signature of Notarial Officer
Title: Notary Public



This instrument was acknowledged before me on the 29th day of October, 2020, by Orin Watts Connell, as Treasurer of J C Ranch, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

My Commission expires 5-13-22

[Signature]
Signature of Notarial Officer
Title: Notary Public





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EXHIBIT 'A'

A tract of land situated in Lot 6, E $\frac{1}{2}$ SW $\frac{1}{4}$, the SE $\frac{1}{4}$ of Section 6, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the northeast corner of said SE $\frac{1}{4}$ (monumented with a 3/4" aluminum cap per PLS 6812); thence S00°01'38"E, 339.62 feet along the east line of said SE $\frac{1}{4}$ to a 2" aluminum cap per PLS 5369 lying on the west right of way line of State Highway No. 335; thence along said west right of way line through a spiral curve to the left, 33' west of and parallel with the centerline of said State Highway No. 335, having centerline curve total length of 1104.2 feet, spiral lengths of 375.0 feet, arc length of 354.20 feet, total delta of 91°09', a chord bearing along said west right of way line of S05°52'31"W a chord length of 329.24 feet to a concrete and brass right of way monument; thence S00°03'51"E, 861.95 feet along said west right of way line to a concrete and brass right of way monument; thence S00°14'51"W, 199.97 feet along said west right of way line to a concrete and brass right of way monument; thence S89°56'28"W, 65.93 feet along said west right of way line to a concrete and brass right of way monument; thence S00°03'09"E, 655.65 feet along said west right of way line to a 2" aluminum cap per PLS 5369; thence N88°27'05"W, 2460.02 feet to a 2" aluminum cap per PLS 5369; thence N77°07'56"W, 249.56 feet to a 2" aluminum cap per PLS 5369; thence N57°45'58"W, 364.07 feet to a 2" aluminum cap per PLS 5369; thence N30°02'55"W, 199.60 feet to a 2" aluminum cap per PLS 5369; thence N05°05'44"W, 513.32 feet to a 2" aluminum cap per PLS 5369; thence S88°11'19"W, 386.30 feet to a 2" aluminum cap per PLS 5369; thence N53°06'28"W, 188.93 feet to a 2" aluminum cap per PLS 5369; thence N79°50'35"W, 170.50 feet to a 2" aluminum cap per PLS 5369; thence S87°26'51"W, 93.64 feet to a 2" aluminum cap per PLS 5369; thence S76°28'56"W, 116.73 feet to a 2" aluminum cap per PLS 5369; thence N15°44'01"W, 247.86 feet to a point not monumented lying in the centerline of Beaver Creek Road (AKA County Road No. 87) referenced by two 1 $\frac{1}{2}$ " aluminum caps per PE&LS 3159 bearing S15°44"E & N15°44"W, 39.98 feet; thence N70°47'03"E, 163.35 feet along said centerline to a point referenced by two 1 $\frac{1}{2}$ " aluminum caps per PE&LS 3159 bearing S20°52'E & N20°52'W, 40.11 feet; thence N67°31'22"E, 225.67 feet along said centerline to a point referenced by two 1 $\frac{1}{2}$ " aluminum caps per PE&LS 3159 bearing S16°43'E & N16°43'W, 40.23 feet; thence N79°18'02"E, 426.75 feet along said centerline to a point referenced by a 2" aluminum cap per PLS 5369 bears S14°36'E, 40.13 feet and a 1 $\frac{1}{2}$ " aluminum cap per PE&LS 3159 bears N14°36'W, 40.13 feet; thence N71°39'25"E, 117.47 feet to a point referenced by 2" aluminum cap per PLS 5369 bears S17°35'E, 40.00 feet; thence N66°51'55"E, 741.34 feet along said centerline to a point witnessed by a 1 $\frac{1}{2}$ " aluminum cap per PE&LS 3159 bears S00°01'10"E a distance of 44.29 feet lying on the west line of a tract of land described in Book 545 of Deeds, Page 770; thence S00°01'10"W, 501.43 feet along said west line to a 2" aluminum cap per PLS 6812 set in a yellow iron pipe being the southwest corner of said tract described in Book 545 of Deeds, Page 770; thence S00°18'11"E, 50.40 feet to a 2" aluminum cap per PLS 6812 set in a yellow iron pipe; thence N74°54'09"E, 185.89 feet to a 2" aluminum cap per PLS 6812 set in a yellow iron pipe being the southeast corner of said tract described in Book 545 of Deeds, Page 770; thence N73°44'59"E, 54.13 feet to a 2" aluminum cap per PLS 6812 set in a yellow iron pipe; thence N03°50'15"E, 169.70 feet to a 2" aluminum cap per PLS 6812 set in a yellow iron pipe; thence N12°55'10"W, 257.53 feet to a 2" aluminum cap per PLS 6812 set in a yellow iron pipe lying on the east line of said tract described in Book 545 of Deeds, Page 770; thence N21°21'18"W, 135.35 feet along said east line to a point on said centerline witnessed by a 2" aluminum cap per PLS 5369 bears S21°21'18"W a distance of 41 feet; thence N66°51'55"E, 6.08 feet along said centerline to a point referenced by two 1 $\frac{1}{2}$ " aluminum caps per PE&LS 3159 bearing S24°37'E and N24°37'W, 40 feet; thence along said line through a curve to the right having a radius of 4842.43 feet, and a central angle of 14°42'45", a chord bearing of N72°47'14"E and a chord length of 1240.03 feet to a point not monumented lying on the west line of the E $\frac{1}{2}$ SE $\frac{1}{4}$; thence N00°15'16"W, 66.36 feet along said west line to a 1 $\frac{1}{2}$ " aluminum cap per PE&LS 3864; thence N89°48'25"E, 1332.74 feet along the north line of said E $\frac{1}{2}$ SE $\frac{1}{4}$ to the POINT OF BEGINNING.

EXCEPTING AND RESERVING TO THE GRANTOR:

Also A forty (40) foot wide access easement being twenty (20) feet each side of an existing road centerline situated in Lot 6, E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 6, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on the RECORD OF SURVEY, attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Lot 6 (monumented with a 2 $\frac{1}{2}$ " aluminum cap per PE & LS 3159); thence S28°01'48"E, 1231.90 feet to the POINT OF BEGINNING lying on the south right of way line of Beaver Creek Road (AKA County Road No. 87); thence S39°38'10"E, 145.94 feet along said centerline to a point; thence along said centerline through a curve to the left having a central angle of 63°52'54", a radius of 190.99 feet, an arc length of 212.94 feet, a chord bearing of S71°34'37"E and a chord distance of 202.08 feet to a point; thence N76°28'56"E, 395.61 feet along said centerline to a point lying twenty (20) feet south of the southerly line of the above described 160.63 Acre tract; thence N87°26'51"E, 89.49 feet parallel and twenty (20) feet south of said southerly line to a point; thence S79°50'35"E, 163.51 parallel and twenty (20) feet south of said southerly line feet to a point; thence S53°03'28"E, 184.17 feet parallel to said southerly line and twenty (20) feet southwest to the POINT OF TERMINUS, said point being N38°31'10"W, 1621.34 feet from the south quarter corner of said Section 6 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PE 2615).

NO. 2020-763476 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801