



## WARRANTY DEED

THIS INDENTURE, made the 17th day of February, 2015, by and between **Sunrise Ranch, Inc.**, a corporation organized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of Sheridan, the GRANTOR, and **C.S.C. Livestock, L.L.C., a Wyoming limited liability company**, whose address is P.O. Box 996, Ranchester, WY 82839, the GRANTEES, 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 GRANTEES, 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:

**TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., Sheridan County, Wyoming**

**Section 2: All that part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  and SW $\frac{1}{4}$ SE $\frac{1}{4}$  lying south of Interstate 90**

**Section 11: N $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$**

**Section 12: That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  lying southerly of Interstate 90.**

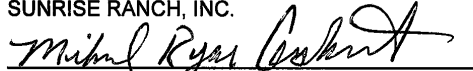
**LESS AND EXCEPTING from the above described land those portions conveyed to The State Highway Commission of Wyoming by Warranty Deeds recorded January 7, 1981 in Book 254 of Deeds, Pages 5 and 7.**

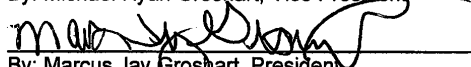
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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.

SUNRISE RANCH, INC.

  
By: Michael Ryan Groshart, Vice President

  
By: Marcus Jay Groshart, President



State of Wyoming

County of Sheridan

On this 17<sup>th</sup> day of February, 2015, before me personally appeared, Michael Ryan Groshart, to me personally known, who, being by me duly sworn, did say that he is the Vice President and and Marcus Jay Groshart, who being by me duly sworn, did say that he is the President of Sunrise Ranch, Inc., 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 17<sup>th</sup> day of February, 2015.



Signature of Notarial Officer  
Title: Notary Public

My Commission Expires:

