



2022-777868 4/18/2022 3:48 PM PAGE: 1 OF 2
FEES: \$15.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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, grants and conveys to Ash Investments, LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 6644, all of its right, title and interest in 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, described as follows:

Please see the legal description attached hereto as Exhibit A.

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 owned by Grantor or which Grantor can hereby convey contained in and underlying the above described lands;

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 or through the Grantor but not through prior owners.

WITNESSED this 18th day of April, 2022.

Black Gold Land Company, LLC

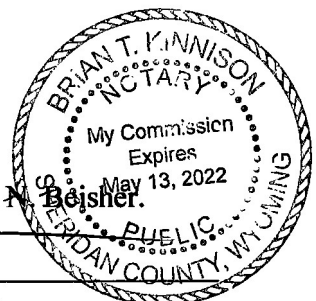
By: Brian N. Beisher, manager/member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 18th day of April, 2022, by Brian N. Beisher.

WITNESS my hand and official seal:

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public



My Commission expires: 573-22

EXHIBIT A

LEGAL DESCRIPTION

Record Owner: Black Gold Properties, LLC
July 1, 2021

RE: Tract 1

A tract of land located in SE1/4 & S1/2NE1/4 of Section 27, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, (See Record of Survey filed in Drawer "A" in the Sheridan County Courthouse); said tract of land being more particularly described as follows:

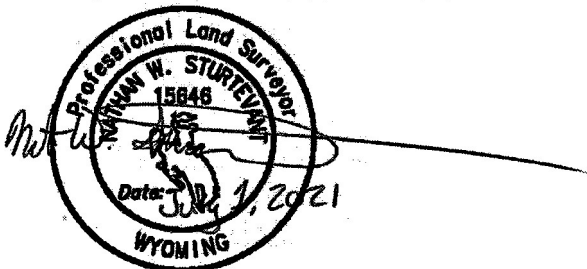
BEGINNING at the east quarter corner of said Section 27 (Monumented with a 2" lead-filled pipe per Sheridan Wyoming Coal Co.); thence S00°11'25"W, 1328.52 feet along the east line of the NE1/4SE1/4 to a point (Monumented with a 2" lead-filled pipe per Sheridan Wyoming Coal Co.), said point lying on a fence line and being the northerly line of a tract of land shown of Surveyor's Certificate No. 160; thence S89°51'47"W, 2457.85 feet along said fence line and said Surveyor's Certificate No. 160 to a point; thence N00°00'00"W, 1213.66 feet to a point; thence N65°08'29"E, 37.80 feet to a point; thence N68°48'22"E, 107.62 feet to a point; thence, through a tangent curve to the left, having a central angle of 28°47'39" a radius of 200.00 feet, an arc length of 100.51 feet, a chord bearing of N54°24'33"E, and a chord length of 99.46 feet to point; thence N40°00'43"E, 67.79 feet to a point; thence, through a tangent curve to the right, having a central angle of 24°38'05" a radius of 300.00 feet, an arc length of 128.99 feet, a chord bearing of N52°19'46"E, and a chord length of 128.00 feet to point; thence N64°38'48"E, 57.57 feet to a point; thence N69°30'24"E, 116.68 feet to a point; thence N81°08'07"E, 83.00 feet to a point; thence, through a tangent curve to the left, having a central angle of 34°43'11" a radius of 125.00 feet, an arc length of 75.75 feet, a chord bearing of N63°46'32"E, and a chord length of 74.59 feet to point; thence S73°53'49"E, 59.92 feet along said southerly line to a point; thence N16°06'24"E, 44.67 feet along said southerly line to a point; thence S74°01'45"E, 159.48 feet along said southerly line to a point; thence, along said southerly line through a tangent curve to the left, having a central angle of 16°22'24" a radius of 3904.72 feet, an arc length of 1115.84 feet, a chord bearing of S82°05'49"E, and a chord length of 1112.05 feet to point; thence N87°47'34"E, 49.02 feet along said southerly line to a point; thence S02°12'26"E, 15.00 feet along said southerly line to a point; thence N87°47'34"E, 415.63 feet along said southerly line to a point; thence S01°40'55"E, 65.79 feet along said southerly line to the **POINT OF BEGINNING** of said tract.

Said tract contains 81.00 acres more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.



2022-777868 4/18/2022 3:48 PM PAGE: 2 OF 2
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WILCOX AGENCY
SHERIDAN WY 82801