

WARRANTY DEED

Sandra J. Peterson, a married person as her sole and separate property, GRANTOR, for and in consideration of No Dollars And No/100 (\$0.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Eric A. Peterson and Sandra J. Peterson, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 418 Adkins Pl. 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 our hands this 16th day of February, 2023.

Sandra J. Peterson
Sandra J. Peterson

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 16th day of February, 2023 by Sandra J. Peterson.

WITNESS my hand and official seal.

Cloie Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/24

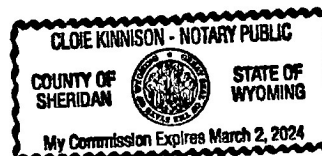


EXHIBIT A

A parcel of land located within a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, of Section 3, the NE $\frac{1}{4}$ NW $\frac{1}{4}$, a portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, a portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, and a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 54 North, Range 83 West, 6th Principle Meridian, Sheridan County, Wyoming, being more particularly described as follows:
Commencing at an aluminum capped rebar marking the Section corner common to Sections 4 and 9, and said Sections 3 and 10, thence S89°49'53"E, a distance of 1020.21 feet POINT OF BEGINNING of this property description;
thence S89°49'53"E, a distance of 297.05 feet, to the West sixteenth corner common to said Sections 3 and 10;
thence N00°15'42"W, a distance of 1310.35 feet, to the Southwest sixteenth corner of said Section 3;
thence S89°34'09"E along the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3, a distance of 1075.32 feet to the intersection with the centerline of US HWY 14;
thence S17°13'46"E along said centerline of US HWY 14, a distance of 630.83 feet, to the beginning of a tangent-circular curve to the left;
thence along said centerline of US HWY 14, which follows the arc of said tangent-circular curve to the left, a distance of 214.84 feet, said curve having a radius of 5627.01 feet, a central angle of 2°11'15", and a long chord which bears S18°19'24"E, a distance of 214.83 feet to the intersection with the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3;
thence S00°44'18"W, a distance of 499.71 feet, to quarter corner common to said Sections 3 and 10;
thence S00°14'21"W, a distance of 1284.38, to the North-Center sixteenth corner of said Section 10;
thence N89°49'07"E along the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10, a distance of 797.20 to the intersection with said centerline of US HWY 14, said intersection -being the beginning of a nontangent-circular curve to the left;
thence along said centerline of US HWY 14 which follows the arc of said nontangent-circular curve to the left, a distance of 201.04 feet, said curve having a radius which bears N54°40'18"E a distance of 2291.87 feet, a central angle of 5°01'34", and a long chord which bears S37°50'29"E, a distance of 200.98 feet;
thence S40°21'15"E along said centerline of US HWY 14, a distance of 517.63 feet;
thence S49°38'45"W, a distance of 144.80 feet; thence N41°23'35"W, a distance of 222.91 feet; thence N64°49'56"W, a distance of 162.51 feet; thence N70°01'43"W, a distance of 278.42 feet; thence S45°06'48"W, a distance of 94.03 feet; thence S16°24'11"W, a distance of 40.39 feet; thence S80°04'37"W, a distance of 67.14 feet; thence S25°46'06"E, a distance of 452.00 feet;
thence S83°42'23"W, a distance of 1247.21 feet;
thence S86°03'51"W, a distance of 838.07 feet;
thence N00°58'04"E, a distance of 832.87 feet;
thence N48°46'21"W, a distance of 379.05 feet;
thence N04°27'09"E, a distance of 1241.27 feet, more or less, to the POINT OF BEGINNING.