

WARRANTY DEED

Black Gold Land Company, LLC, a Wyoming Limited Liability Company, Grantor, for an in consideration of Ten Dollars (\$10.00), in hand paid, receipt and sufficiency whereof is hereby acknowledged, grants and conveys to Tyler P. Northrup and Tabitha A. Northrup, husband and wife, 1309 NW Airport Way, Chenevix, WA <sup>98532</sup> the following described real property located in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Please see legal description attached as Exhibit A and map attached as Exhibit B.

TOGETHER WITH with all improvements, hereditaments and appurtenances thereunto belonging or appertaining;

TOGETHER WITH all of Grantor's right, title and interest in and to all water and water rights, wells and well rights, reservoirs and reservoir rights belonging to or in any way appertaining to the subject property;

TOGETHER WITH any and all mineral rights owned by Grantor or which Grantor can hereby convey contained in and underlying the subject property;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record and of site, 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.

WITNESS my hand this 22nd day of October, 2021.

  
Brian N. Beisher



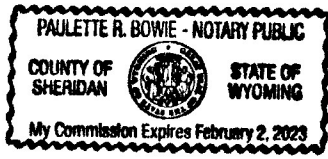
STATE OF WYOMING       )  
                                      ) ss.  
County of Sheridan     )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup>  
day of October 2021, by Brian N. Beisher.

WITNESS my hand and official seal.

Paulette R. Bowie  
Notary Public

My Commission expires: 2-2-23.



2021-773943 11/8/2021 4:17 PM PAGE: 3 OF 4  
 FEES: \$21.00 PK. WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION  
 EXHIBIT "A"

TRACT 12 NE DECKER ROAD

A tract of land situated within the N1/2 of Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof, being more particularly described as follows:

Commencing at the NE corner of Section 13, thence S 0°12'3" E, along the east line of said section, 808.56 feet, to the true Point of Beginning;

thence S 85°55'12" W, 4263.39 feet, to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way line, S 23°15'50" E, 288.65 feet; thence S 22°55'9" E, 82.01 feet; thence S 68°58'15" W, 65.42 feet; thence through a curve concave to the west having a radius of 1909.80 feet, a central angle of 16°32'50", an arc length of 551.56 feet, a chord bearing of S 13°36'25" E, and a chord length of 549.65 feet, thence departing from said right-of-way, N 86°29'14" E, 4054.93 feet; thence along said east line of Section 13, N 0°11'51" W, 879.52 feet, to the Point of Beginning.

Containing 84.93 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.

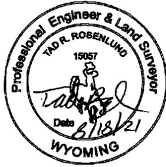


EXHIBIT B  
 TRACT 12 NE DECKER ROAD  
 SITUATED IN N1/2 OF SECTION 13, T57N, R84W, 6TH P.M.,  
 SHERIDAN COUNTY, WYOMING

PROJECT	BLACK GOLD
DATE	8/17/2021
EXHIBIT A - 1 of 1	

