

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, 806.56 feet, to the true Point of Beginning;

thence S 86°55'12" W, 4263.39 feet, to a point on the easterly right-of-way line of State Highway 339; thence along said right-of-way line, S 23°15'50" E, 288.65 feet; thence S 22°5'59" 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 551.55 feet, a chord bearing of S 13°35'25" 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, 879.62 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.

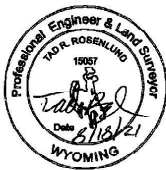
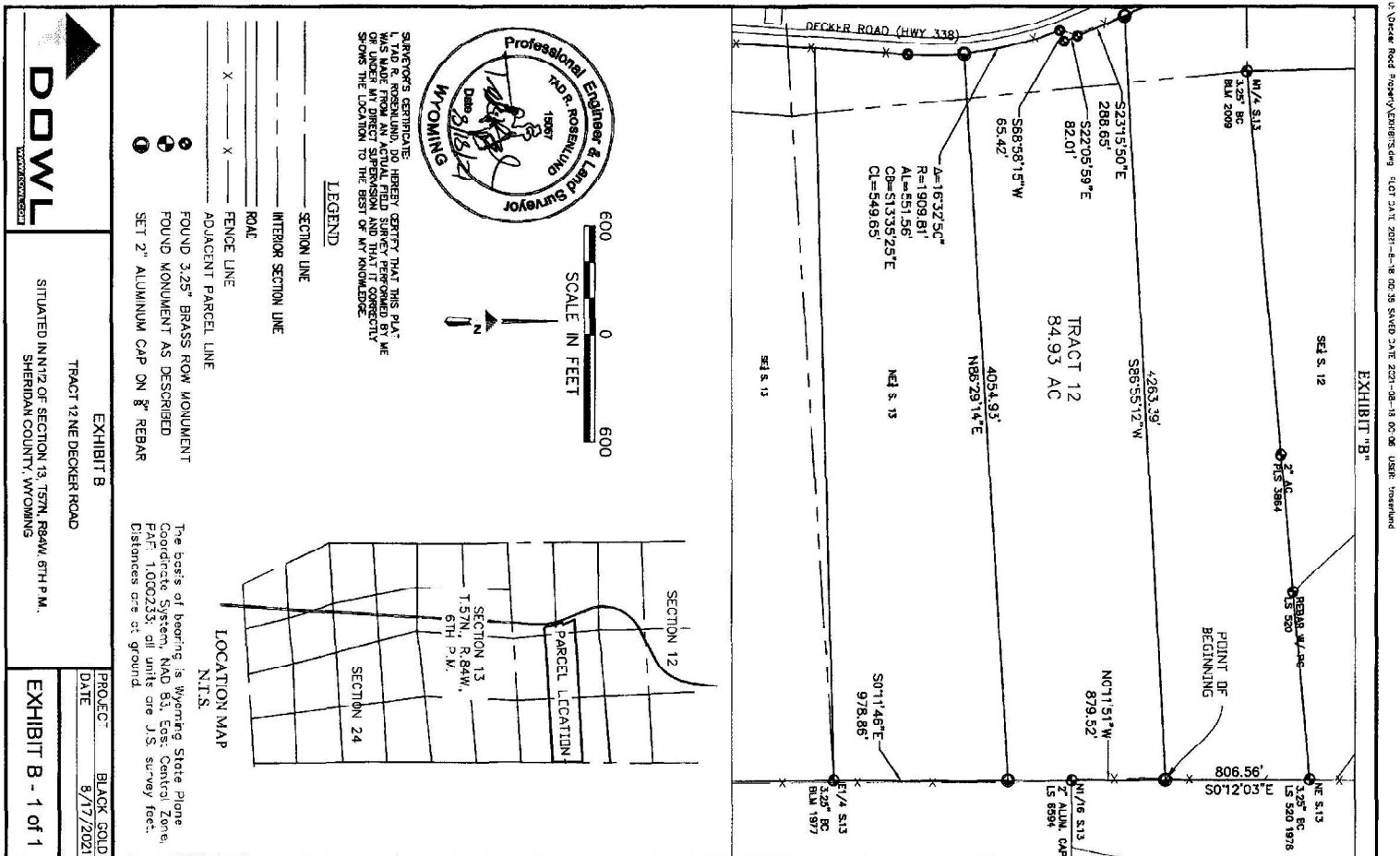
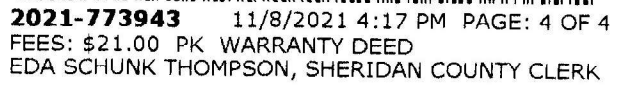


EXHIBIT B
 TRACT 12 NE DECKER ROAD
 SITUATED IN N1/2 OF SECTION 13, T57N, R84W, 6TH P.M.,
 SHERIDAN COUNTY, WYOMING

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



NO. 2021-773943 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801