

WARRANTY DEED

Alan A. Golter and Eileen M. Golter, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, J. Gibson Ostheimer and Debra M. Ostheimer, husband and wife, as tenants by the entirety, whose address is 81 River Rd Rochester WY 82839, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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.

WITNESS our hands this 5 day of November, 2020.

Alan A. Golter
Alan A. Golter

Eileen M. Golter
Eileen M. Golter

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Alan A. Golter and Eileen M. Golter, this 5 day of November, 2020.

Witness my hand and official seal.

J. Hando
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 6-18-23

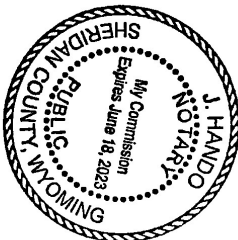


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land within Township 55 North, Range 83 West of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Section 21:

That portion of the SE1/4 lying North of the centerline of Sheridan County Road 64, also known as the "Upper Cat Creek Road".

Section 22:

All of the W1/2NE1/4; NW1/4; SW1/4 and NW1/4SE1/4 lying North of the centerline of Sheridan County Road 64, also known as the "Upper Cat Creek Road". All of the NE1/4SE1/4 lying North of the centerline of Sheridan County Road 64, also known as the "Upper Cat Creek Road" and lying west of the below described line:

Beginning at the East 1/4 corner of said section 22; thence, along the south boundary of the NE1/4 thereof S89°24'53"W a distance of 1220.26 feet to the TRUE POINT OF BEGINNING; thence 519°54'33"W a distance of 132.31 feet; thence 518°47'02"E a distance of 324.50 feet; thence S45°47'32"E a distance of 228.18 feet; thence 539°19'51"E a distance of 84.39 feet, more or less, to a point on the centerline of said Sheridan County Road 64.

The above described is purported to contain 385 Acres, more or less.