

WARRANTY DEED

Jeffrey S. Freimund and Elizabeth E. Windsor, husband and wife, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT to **Jeffrey Freimund and Elizabeth Windsor as Trustees of The Freimund Windsor Trust, dated July 24, 2020**, whose address is PO Box 472, Big Horn, Wyoming 82833-0472, and their successors in trust, hereinafter referred to as Grantees, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached **Exhibit A**;

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

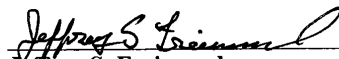
SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record.


The Grantees hold this property as Trustees of The Freimund Windsor Trust, dated July 24, 2020. The Settlers of the Trust are Jeffrey Freimund, a/k/a Jeffrey Scott Freimund, and Elizabeth Windsor, a/k/a Elizabeth Ellen Windsor, husband and wife, who have unrestricted power to amend or revoke the terms of the Trust.

Wyo. Stat. Ann. §§ 4-10-402(c) and (d) (2021) shall apply to this Trust property, and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of the Grantors' separate creditors under such statutes.

DATED this 21st day of February 2023.

GRANTORS:


Jeffrey S. Freimund

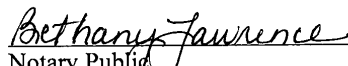

Elizabeth E. Windsor

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Jeffrey S. Freimund and Elizabeth E. Windsor, husband and wife**, this 21st day of February 2023.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: 3-24-2025

EXHIBIT A

All that certain land situated in the State of Wyoming, County of Sheridan, City of Big Horn, described as follows:

A tract of land located in the NW/4 of Section 24, T.54N., R.85W., Sheridan County, Wyoming described as follows:

All that part of the Northwest 1/4 of said Section 24, lying Northerly of the State Secondary Highway more generally described as follows: Beginning at the Northwest corner of said Section; thence South 0°06' East, 1733.76 feet to the North line of said Highway right of way; thence along said right of way North 41°36'44" East, 2097.57 feet to a POINT OF BEGINNING of a curve to the right with a central angle of 12°34'55", a radius of 1179.92 feet and a curve length of 259.11 feet, which cords bears North 47°54'12" East, 258.59 feet; thence leaving said right of way South 89°43' West, 1587.89 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that certain parcel of land as conveyed to Garber Agri-Business, Inc., as contained in Quitclaim Deed recorded November 24, 2009, Book 511, Page 177.

Together with all improvements situate thereon, and together with all of Grantor's right, title and interest in that certain water line easement dated April 12, 1979, and recorded October 30, 1981, in Book 261, Page 187, and covering the following described-land, to-wit:

A strip of land 25 feet in width lying in the NE/4 NE/4 of Section 23, T.54N., R.85W., 6th P.M., and lying 12 1/2 feet on each side of the following-described centerline:

Beginning at a point on the line between Sections 23 and 24, S. 0°07'51" E. from the section corner of Sections 13, 14, 23 and 24 and 764.64 feet distant therefrom, thence N. 83°18'33" W., 30.65 feet to a point, thence N.53°30'32" W., 190.63 feet to a point; thence N. 87°59'49" W., 205.90 feet to a point, said point being the end of the easement.