

WARRANTY DEED

W bar D Ranch LLC, a Wyoming close limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Nolan C. Perry and Mary A. Perry, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 381 Lower Prairie Dog Rd 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 my/our hand(s) this 10th day of September, 2020.

W bar D Ranch LLC, a Wyoming close
limited liability company

William J. Doenz
By William J. Doenz
Title: Manager

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 10th day of September, 2020, by William J. Doenz, as Manager of W bar D Ranch LLC, a Wyoming close limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 573-22



EXHIBIT "A"

A Tract of land situated in the S½ of Section 6, NE¼NW¼ and the NE¼ of Section 7, Township 54 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the southeast corner of said NE¼ (monumented with a ¾" brass cap per PLS 6812); thence N82°21'57"W, 823.23 feet to a ½" aluminium cap per PLS 102 inside an iron pipe being the POINT OF BEGINNING, lying on the north right of way line of Meade Creek Road and being the southeast corner of said PARCEL NO.7; thence N84°31'48"W, 60.37 feet along said north right of way line and the south line of said PARCEL NO.7 to a ½" aluminium cap per PLS 2615, lying on the west line of said PARCEL NO.7; thence N00°44'24"W, 1023.66 feet along said west line to a ½" aluminium cap per PLS 2615; thence N23°26'28"E, 183.83 feet along said west line to a ½" aluminium cap per PLS 2615 on the south line of PARCEL NO.8; thence S89°58'55"W, 681.41 feet along said south line to a ½" aluminium cap per PLS 2615; thence N83°49'00"W, 242.01 feet along said south line to a ½" aluminium cap per PLS 102 inside an iron pipe; thence N08°49'23"E, 45.89 feet along said south line to a ½" aluminium cap per PLS 102 inside an iron pipe; thence N83°02'47"W, 552.14 feet along said south line to a ½" aluminium cap per PLS 102 inside an iron pipe; thence N04°11'06"W, 589.77 feet along said west line of PARCEL NO.8 to a ½" aluminium cap per PLS 102 inside an iron pipe; thence N26°05'04"W, 1023.24 feet along the west lines of said Parcels NO 7 and 8 to a ½" aluminium cap per PLS 102 inside an iron pipe; thence N59°25'48"E, 447.70 feet along the westerly line of said PARCEL NO.7 to a ½" aluminium cap per PLS 102 inside an iron pipe; thence N22°39'40"W, 95.62 feet along the westerly line of said PARCEL NO.6 to a ½" aluminium cap per PLS 102 inside an iron pipe; thence N78°22'52"E, 61.31 feet along said westerly line of PARCEL NO.6 to a ½" aluminium cap per PLS 102 inside an iron pipe; thence N12°51'15"W, 448.83 feet along said westerly line to a ½" aluminium cap per PLS 102 in iron pipe; thence N28°41'28"W, 363.56 feet along said westerly line to a ½" aluminium cap per PLS 2615; thence N44°44'10"W, 730.00 feet said westerly line to a ½" aluminium cap per PLS 2615; thence N31°23'59"W, 375.53 feet along said westerly line to a ½" aluminium cap per PLS 2615; thence S65°24'37"W, 750.53 feet along said westerly line to a ½" aluminium cap per PLS 102 in iron pipe; thence N01°02'07"W, 365.69 feet along said westerly line to a ½" aluminium cap per PLS 102 in iron pipe being the northwest corner of said PARCEL NO.6; thence N89°02'24"E, 51.48 feet along the northerly line of said PARCEL NO.6 to a ½" aluminium cap per PLS 2615; thence N54°14'40"E, 1013.41 feet along said northerly line to a ½" aluminium cap per PLS 2615 being the north corner of said PARCEL NO.6; thence S57°45'35"E, 526.23 feet along said northerly line to a ½" aluminium cap per PLS 2615; thence S72°37'51"E, 314.48 feet along said northerly line to a ½" aluminium cap per PLS 2615; thence S47°02'52"E, 1380.16 feet to a ½" aluminium cap per PLS 2615 being the north-easterly corner of said PARCEL NO.6; thence S02°16'21"W, 62.14 feet along the east line of said PARCEL NO.6 to a ½" aluminium cap per PLS 102 in iron pipe; thence S12°05'47"E, 555.63 feet along said east line to a ½" aluminium cap per PLS 102 inside an iron pipe; thence S02°33'01"E, 1184.88 feet along said east line to a ½" aluminium cap per PLS 2615; thence N80°55'35"E, 632.45 feet along said east line to a ½" aluminium cap per PLS 102 inside an iron pipe; thence S02°47'46"E, 809.98 feet along said east line and the east line of said PARCEL NO.7 to a ½" aluminium cap per PLS 102 inside an iron pipe; thence S23°26'31"W, 635.21 feet along said east line to a ½" aluminium cap per PLS 102 inside an iron pipe; thence S00°44'23"E, 1017.39 feet along said easterly to the POINT OF BEGINNING.