

WARRANTY DEED

Susan K. Lewis, individually, and Janet A. Shober, Trustee of The Janet A. Shober Revocable Trust dated November 6, 2019, GRANTORS, 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 GRANTEE, **Freedom Ranch LLC, a Wyoming limited liability company**, whose address is PO Box 358, Sheridan, WY 82801, 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 25 day of May, 2021.

Susan K. Lewis
Susan K. Lewis

State of Arizona

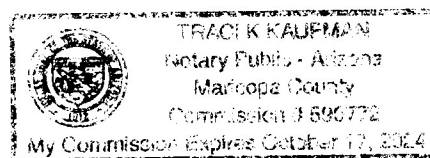
County of Maricopa

The foregoing instrument was acknowledged before me by Susan K. Lewis this 25th day of May, 2021.

Witness my hand and official seal.

Traci K. Kaufman
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 10/17/2021





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FEES: \$24.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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The Janet A. Shober Revocable Trust
dated November 6, 2019

→ Janet A. Shober,
By: Janet A. Shober, Trustee *Trustee*

State of Wyoming
County of Campbell

On this 25 day of May, 2021, before me personally appeared Janet A. Shober, to me personally known, who, being by me duly sworn, did say that she is the Trustee of The Janet A. Shober Revocable Trust dated November 6, 2019, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be free act and deed of the Trust.

Witness my hand and official seal.



Jessica Kern
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: Feb 11, 2023

EXHIBIT A - LEGAL DESCRIPTION

THAT PORTION OF A TRACT OF LAND DESCRIBED IN BOOK 519, PAGE 792 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 84 WEST AND OF LOT 4, LOT 5 AND LOT 6 OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING LYING NORTH OF THE U.S. HIGHWAY NO. 14 AND WEST OF THE COUNTY ROAD NO. 139 (AKA EAST RIDGE ROAD); SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

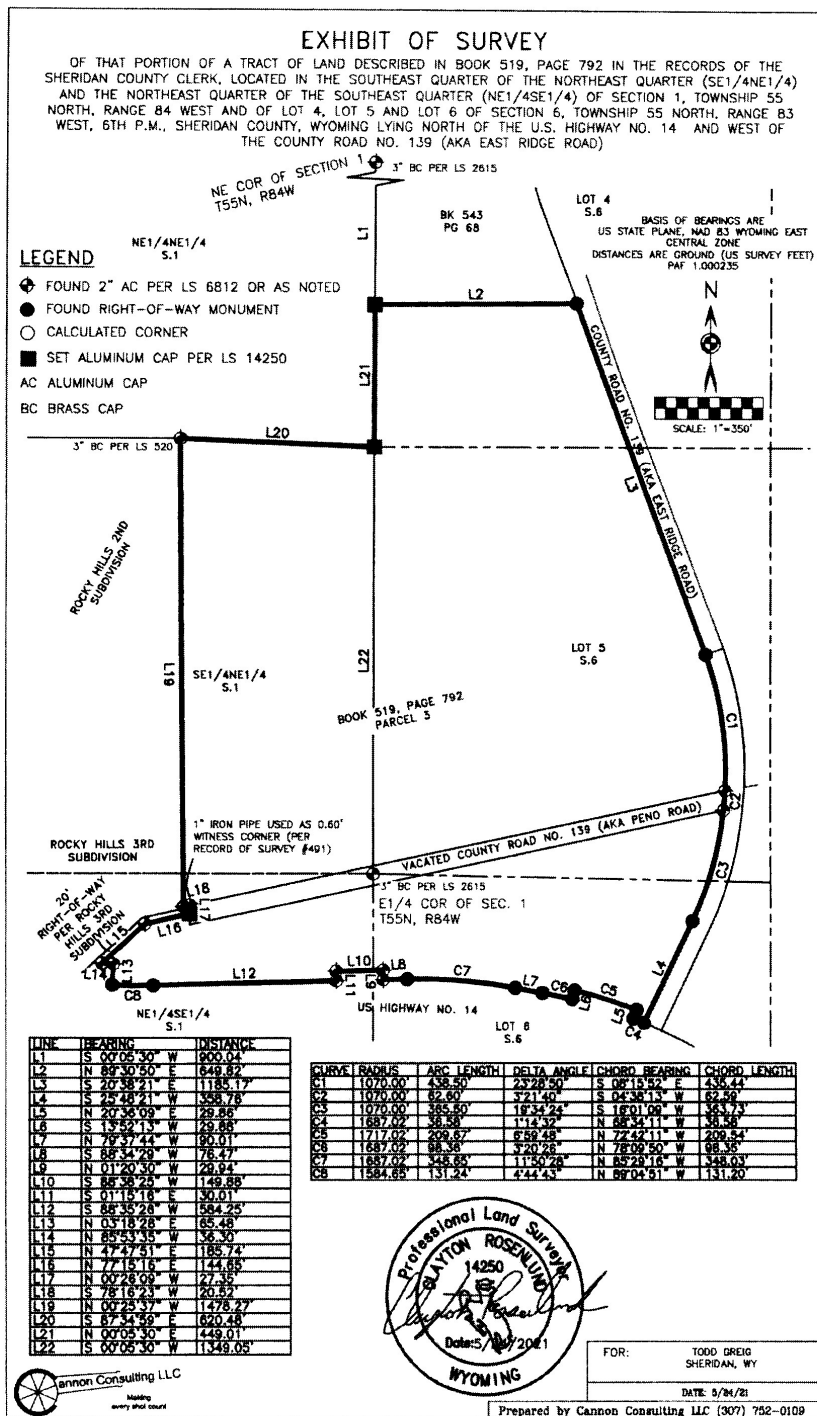
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, THENCE S 00°05'30" W, A DISTANCE OF 900.04 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 543, PAGE 68 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 89°30'50" E, A DISTANCE OF 649.82 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 543, PAGE 68 TO THE WEST LINE OF SAID COUNTY ROAD NO. 139;

THENCE S 20°38'21" E, A DISTANCE OF 1185.17 FEET ALONG SAID WEST LINE; THENCE ALONG SAID WEST LINE THROUGH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 438.50 FEET, A RADIUS OF 1070.00 FEET, A DELTA ANGLE OF 23°28'50", A CHORD BEARING OF S 08°15'52" E AND A CHORD LENGTH OF 435.44 FEET; THENCE ALONG SAID WEST LINE THROUGH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 62.60 FEET, A RADIUS OF 1070.00 FEET, A DELTA ANGLE OF 03°21'40", A CHORD BEARING OF S 04°38'13" W, AND A CHORD LENGTH OF 62.59 FEET; THENCE ALONG SAID WEST LINE THROUGH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 365.50 FEET, A RADIUS OF 1070.00 FEET, A DELTA ANGLE OF 19°34'24", A CHORD BEARING OF S 16°01'09" W AND A CHORD LENGTH OF 363.73 FEET; THENCE S 25°48'21" W, A DISTANCE OF 358.76 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 36.58 FEET, A RADIUS OF 1687.02 FEET, A DELTA ANGLE OF 01°14'32", A CHORD BEARING OF N 68°34'11" W AND A CHORD LENGTH OF 36.58 FEET; THENCE N 20°36'09" E, A DISTANCE OF 29.86 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 209.67 FEET, A RADIUS OF 1717.02 FEET, A DELTA ANGLE OF 06°59'48", A CHORD BEARING OF N 72°42'11" W AND A CHORD LENGTH OF 209.54 FEET; THENCE S 13°52'13" W, A DISTANCE OF 29.88 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 98.36 FEET, A RADIUS OF 1687.02 FEET, A DELTA ANGLE OF 03°20'26", A CHORD BEARING OF N 78°09'50" W AND A CHORD LENGTH OF 98.35 FEET; THENCE N 79°37'44" W, A DISTANCE OF 90.01 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 348.65 FEET, A RADIUS OF 1687.02 FEET, A DELTA ANGLE OF 11°50'28", A CHORD BEARING OF N 85°29'16" W AND A CHORD LENGTH OF 348.03 FEET; THENCE S 88°34'35" W, A DISTANCE OF 76.47 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N 01°20'37" W, A DISTANCE OF 29.94 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S 88°38'29" W, A DISTANCE OF 149.89 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S 01°15'43" E, A DISTANCE OF 30.01 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S 88°35'27" W, A DISTANCE OF 584.25 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 131.24 FEET, A RADIUS OF 1584.65 FEET, A DELTA ANGLE OF 04°44'43", A CHORD BEARING OF N 89°04'51" W AND A CHORD LENGTH OF 131.20 FEET; THENCE N 03°18'28" E, A DISTANCE OF 65.48 FEET ALONG THE WEST LINE OF PARCEL 3 AS SHOWN ON RECORD OF SURVEY #491 IN SHERIDAN COUNTY RECORDS; THENCE N 85°53'35" W, A DISTANCE OF 36.30 FEET ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE EAST LINE OF ROCKY HILLS 3RD SUBDIVISION;

THENCE N 47°47'51" E, A DISTANCE OF 185.74 FEET ALONG SAID EAST LINE; THENCE N 77°15'16" E, A DISTANCE OF 144.65 FEET ALONG SAID EAST LINE TO THE WEST LINE OF THE VACATED PORTION OF COUNTY ROAD NO. 139 (AKA PENO ROAD) AS SHOWN ON SAID RECORD OF SURVEY #491; THENCE N 00°26'09" W, A DISTANCE OF 27.35 FEET ALONG SAID WEST LINE OF SAID VACATED PORTION OF COUNTY ROAD TO THE SOUTH LINE OF SAID PARCEL 3; THENCE S 78°16'23" W, A DISTANCE OF 20.52 FEET ALONG SAID SOUTH LINE OF SAID PARCEL 3 TO THE EAST LINE OF SAID ROCKY HILLS 3RD SUBDIVISION; THENCE N 00°25'37" W, A DISTANCE OF 1478.27 FEET ALONG THE EAST LINES OF ROCKY HILLS 3RD SUBDIVISION AND ROCKY HILLS 2ND SUBDIVISION TO THE NORTHEAST CORNER OF SAID ROCKY HILLS 2ND SUBDIVISION; THENCE S 87°34'59" E, A DISTANCE OF 620.48 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 1 TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4); THENCE N 00°05'30" E, A DISTANCE OF 449.01 FEET ALONG THE WEST LINE OF SAID LOT 4 OF SECTION 6 TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 72.94 ACRES MORE OR LESS.



NO. 2021-769443 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801