

**WARRANTY DEED**

The purpose of this deed is to consolidate the legal description of Grantor/Grantee's land after the conveyance by Grantor of 1.29 acres to Mimi S. Tate, in a boundary line adjustment, the deed for which was recorded by the Sheridan County Clerk and Recorder on August 24, 2023 as Instrument No. 2023-787261.

**WYMONT RANCH LLC**, a Wyoming limited liability company, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **WYMONT RANCH LLC**, (herein referred to as "Grantee"), whose address is 1093 Beckton Road, Sheridan, WY 82801, the following described real estate which is situate in Sheridan County, Wyoming, to-wit:

See Exhibit A, which is attached.

TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record, including the lien of a Special Improvement District.

Dated this 20 day of September, 2023.

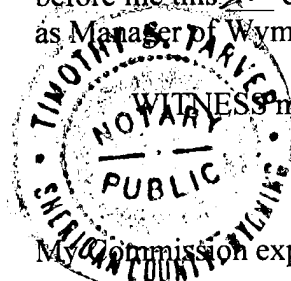
Wymont Ranch LLC

By Alexandra K Oakes  
Alexandra K. Oakes, its Manager

STATE OF WYOMING                    )  
  : ss.  
County of Sheridan                    )

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 20<sup>th</sup> day of September, 2023 by Alexandra K. Oakes in her capacity as Manager of Wymont Ranch, LLC.

WITNESS my hand and official seal.



[Signature]  
Notary Public

My commission expires: March 10, 2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Record Owner:** WYMONT Ranch, LLC  
**Re:** Tract 2B  
**July 21, 2023**

A tract of land situated in the S $\frac{1}{2}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ , and the N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 31, Township 56 North, Range 85 West, and NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 36, Township 56 North, Range 86 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

**BEGINNING** at the east quarter corner of said Section 31 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6594), said point being the northeast corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ ; thence S07°09'07"E, 707.15 feet along the east line of said N $\frac{1}{2}$ SE $\frac{1}{4}$  to a point, said point being the northeast corner of a tract of land described in Book 546 of Deeds, Page 1; thence S80°20'08"W, 176.96 feet along the northerly line of said tract described in Book 546 of Deeds, Page 1 to a point; thence S70°48'54"W, 234.75 feet along said northerly line to a point; thence S50°43'26"W, 296.63 feet along said northerly line to a point; thence N87°02'43"W, 192.11 feet along said northerly line to a point; thence S72°34'56"W, 130.21 feet along said northerly line to a point; thence S43°59'08"W, 229.21 feet along said northerly line to a point; thence S27°51'57"W, 343.49 feet along said northerly line to a point; thence S11°38'23"W, 173.97 feet along said northerly line to a point; thence S21°32'52"E, 276.36 feet along said northerly line to a point; thence S80°33'51"W, 689.71 feet along said northerly line to a point; thence S12°49'55"E, 77.11 feet along said northerly line to a point; thence S77°02'23"W, 203.30 feet along said northerly line to a point; thence S43°50'40"W, 147.85 feet along said northerly line to a point; thence S72°08'09"W, 162.55 feet along said northerly line to a point; thence S07°18'20"E, 48.80 feet along said northerly line to a point; thence S89°01'27"W, 73.22 feet along said northerly line to a point, said point lying on the west line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  as described in Book 430 of Deeds, Page 369; thence N02°50'27"W, 765.34 feet along said west line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  described in Book 430 of Deeds, Page 369 to a point, said point being the southeast corner of said N $\frac{1}{2}$ SW $\frac{1}{4}$ ; thence N89°42'10"W, 1052.80 feet along the south line of said N $\frac{1}{2}$ SW $\frac{1}{4}$  to a point, said point lying on the east line of a tract of land described in Book 436 of Deeds, Page 440; thence N03°07'31"W, 815.12 feet along the east line of said tract described in Book 436 of Deeds, Page 440 to a point, said point being the northeast corner of said tract; thence N89°05'48"W, 1573.94 feet along the north line of said tract to a point, said point lying on the west line of said N $\frac{1}{2}$ SW $\frac{1}{4}$ ; thence N89°05'48"W, 294.76 feet along the north line of a tract of land described in Book 436 of Deeds, Page 438 to a point, said point being the northwest corner of said tract described in Book 436 of Deeds, Page 438; thence N00°09'59"W, 370.87 feet along a fence line to a point; thence S87°26'04"E, 287.11 feet to said west line of said N $\frac{1}{2}$ SW $\frac{1}{4}$ ; thence S87°26'04"E, 1064.83 feet to a point; thence S89°17'49"E, 570.81 feet to a point; thence S22°00'31"W, 11.92 feet to a point; thence S53°44'07"E, 860.56 feet to a point; thence S79°29'01"E, 338.66 feet to a point; thence N04°19'29"W, 580.98 feet to a point; thence N66°58'00"E, 92.25 feet to a point; thence N10°56'53"E, 196.05 feet to a point; thence N81°50'22"W, 167.25 feet to a point, said point lying on the northerly line of a tract of land described in Book 559 of Deeds, Page 256; thence N15°35'21"E, 177.75 feet along said southerly line to a point; thence along the centerline of Unnamed Draw the following courses and distances: thence S83°10'00"E, 82.60 feet; thence N64°06'30"E, 22.75 feet; thence N83°41'00"E, 64.00 feet; thence S35°07'00"E, 25.50 feet; thence S61°04'00"E, 19.90 feet; thence N43°53'30"E, 29.60 feet; thence N11°52'00"E, 33.90 feet; thence N55°57'00"E, 13.80 feet; thence S80°00'00"E, 10.85 feet; thence S84°00'00"E, 12.00 feet; thence N58°55'00"E, 35.50 feet; thence N36°33'00"E, 17.00 feet; thence N86°10'00"E, 13.60

feet; thence S50°49'00"E, 30.15 feet; thence N72°30'00"E, 54.90 feet; thence N66°04'00"E, 37.50 feet; thence S41°55'00"E, 18.00 feet; thence S75°34'30"E, 25.00 feet; thence, leaving the centerline of Unnamed Draw, S51°27'09"E, 63.52 feet to a point; thence S71°04'45"E, 19.59 feet to a point; thence N40°26'35"E, 91.92 feet to a point (monumented with a 1½" Aluminum Cap per PLS 6594), said point lying on the northerly line of said tract described in Book 559 of Deeds, Page 256; thence N89°58'45"E, 71.57 feet along said south line to a point; thence N70°54'12"E, 408.61 feet along said south line to a point; thence S89°24'13"E, 196.13 feet along said south line to a point; thence S69°50'48"E, 106.55 feet along said south line to a point; thence N80°29'24"E, 54.42 feet along said south line to a point, said point being the southeast corner of said tract; thence N60°36'45"E, 78.56 feet along the east line of said tract to a point; thence N04°06'58"E, 54.85 feet along said east line of said tract to a point; thence N10°52'07"W, 155.60 feet along said east line of said tract to a point, said point lying on the south line of a tract of land described in Book 431 of Deeds, Page 124; thence S80°41'05"E, 169.35 feet along said south line of Book 431 of Deeds, Page 124 to a point; thence N84°29'21"E, 91.24 feet along said south line of Book 431 of Deeds, Page 124 to a point; thence S02°10'02"E, 124.39 feet to a point; thence S41°05'27"E, 176.34 feet to a point; thence S27°25'51"E, 120.75 feet to a point; thence N82°24'33"E, 116.82 feet to a point; thence N66°48'51"E, 280.54 feet to a point; thence S66°45'55"E, 159.43 feet to a point, said point lying on the east line of said Section 31; thence S00°12'06"E, 91.87 feet along said east line of Section 31 to the **POINT OF BEGINNING** of said tract.

Said tract contains 125.11 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

H:\WP\LD\T56N\2012\2012-110\_LD-Tract 2.docx