



## WARRANTY DEED


Wayne Weber and Jessica Weber, husband and wife, GRANTORS, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Derek Murphree and Tara Murphree, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 14 Camino Vista Montana, Buffalo WY 82834 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:

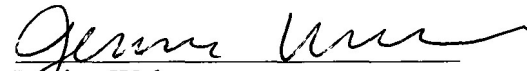
### SEE EXHIBIT "A" ATTACHED HERETO

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 our hands this 11 day of December, 2023.

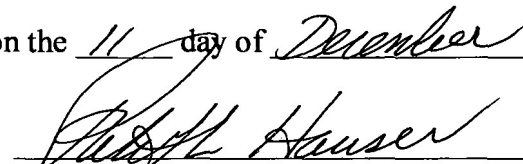
  
 Wayne Weber

  
 Jessica Weber

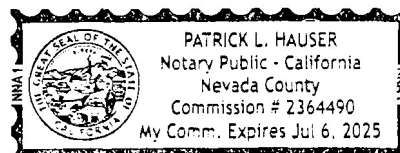
STATE OF California )  
 )ss.  
 COUNTY OF NEVADA )

This instrument was acknowledged before me on the 11 day of December, 2023 by Wayne Weber.

WITNESS my hand and official seal.

  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: 7/6/2025





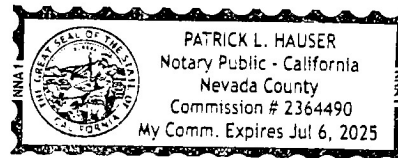
STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF NEVADA )

This instrument was acknowledged before me on the 11 day of December, 2023  
by Jessica Weber.

WITNESS my hand and official seal.

Patrick L. Hauser  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 7/6/2025



**EXHIBIT "A"**

**LEGAL DESCRIPTION TRACT 1:**

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, T.55N., R.85W. OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTION 1 AND SECTION 12, T.55N., R.85W. OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, MONUMENTED WITH A RECOVERED ALUMINUM CAP (PLS 5369); THENCE N.0°34'24"W. ALONG THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 1, 845.83 FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE S.89°25'36"W., 1007.31 FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S.0°48'21"E., 272.50 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14°09'35", HAVING A RADIUS OF 500.00 FEET AND ARC LENGTH OF 123.57 FEET, AND WHOSE LONG CHORD BEARS S.6°16'26"W., 123.25 FEET TO A POINT; THENCE S.13°21'14"W., 276.62 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 55°41'18", HAVING A RADIUS OF 210.00 FEET AND ARC LENGTH OF 204.11 FEET, AND WHOSE LONG CHORD BEARS S.41°11'53"W., 196.17 FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S.69°02'32"W., 126.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 28°49'44", HAVING A RADIUS OF 250.00 FEET AND ARC LENGTH OF 125.79 FEET, AND WHOSE LONG CHORD BEARS S.54°37'40"W., 124.47 FEET TO A POINT; THENCE S.40°12'48"W., 58.83 FEET TO THE BEGINNING OF CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12°08'56", HAVING A RADIUS OF 700.00 FEET AND ARC LENGTH OF 148.43 FEET, AND WHOSE LONG CHORD BEARS S.46°17'17"W., 148.15 FEET TO A POINT; THENCE S.52°21'45"W., 238.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24°41'16", HAVING A RADIUS OF 200.00 FEET AND ARC LENGTH OF 86.18 FEET, AND WHOSE LONG CHORD BEARS S.40°01'07"W., 85.51 FEET TO A POINT; THENCE S.27°40'29"W., 221.60 FEET TO THE BEGINNING OF CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 40°13'34", HAVING A RADIUS OF 300.00 FEET AND ARC LENGTH OF 210.62 FEET, AND WHOSE LONG CHORD BEARS S.7°33'42"W., 206.32 FEET TO A POINT; THENCE S.12°33'05"E., 63.24 FEET TO THE BEGINNING OF CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 114°33'54", HAVING A RADIUS OF 170.00 FEET AND ARC LENGTH OF 339.92 FEET, AND WHOSE LONG CHORD BEARS S.44°43'52"W., 286.06 FEET TO A POINT; THENCE N.77°59'11"W., 49.56 FEET TO THE BEGINNING OF CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 8°23'51", HAVING A RADIUS OF 100.00 FEET AND ARC LENGTH OF 14.66 FEET, AND WHOSE LONG CHORD BEARS N.73°47'15"W., 14.64 FEET TO A POINT; THENCE N.69°35'20"W., 206.89 FEET TO THE BEGINNING OF CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 16°54'36", HAVING A RADIUS OF 500.00 FEET AND ARC LENGTH OF 147.57 FEET, AND WHOSE LONG CHORD BEARS N.61°08'02"W., 147.03 FEET TO A POINT; THENCE N.52°40'44"W., 95.67 FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE N.0°24'18"W., 875.89 FEET ALONG THE WESTERLY LINE OF SAID SECTION 12 TO THE SECTION CORNER COMMON TO SAID SECTIONS 1, 2, 11 AND 12 MONUMENTED WITH AN ALUMINUM CAP (PLS 5369); THENCE N.01°18'10"W., 861.39 FEET ALONG THE WESTERLY LINE OF SAID SECTION 1 TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE N.89°27'34"E., 382.37 FEET TO A POINT MONUMENTED WITH A RECOVERED REBAR; THENCE N.0°42'53"W., 422.62 FEET TO A POINT MONUMENTED WITH A RECOVERED ALUMINUM CAP; THENCE N.89°27'07"E., 1026.00 FEET TO A POINT MONUMENTED WITH A RECOVERED REBAR; THENCE N.10°54'35"E., 298.65 FEET TO A POINT MONUMENTED WITH A RECOVERED REBAR; THENCE N.47°15'07"W., 96.62 FEET TO A POINT MONUMENTED WITH A RECOVERED ALUMINUM CAP; THENCE N.84°06'50"W., 54.98 FEET TO A POINT MONUMENTED WITH A RECOVERED ALUMINUM CAP; THENCE N.4°10'28"E., 48.88 FEET TO A POINT MONUMENTED WITH A RECOVERED ALUMINUM CAP; THENCE N.81°14'52"E., 438.10 FEET TO A POINT MONUMENTED WITH A RECOVERED ALUMINUM CAP; THENCE N.89°18'20"E., 342.90 FEET TO A POINT MONUMENTED WITH A RECOVERED ALUMINUM CAP; THENCE S.85°54'43"E., 502.08

FEET TO A POINT MONUMENTED WITH A RECOVERED ALUMINUM CAP; THENCE S.0°34'24"E. ALONG THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 1, 873.73 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION TRACT 2:**

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 2 AND THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION 11, T.55N., R.85W. OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 11 AND 12, MONUMENTED WITH A RECOVERED ALUMINUM CAP (PLS 5369); THENCE S.89°38'22"W., 1310.66 FEET ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 11 MONUMENTED WITH A RECOVERED ALUMINUM CAP (PLS 2615); THENCE N.0°12'41"W., 2643.43 FEET ALONG THE WESTERLY LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO EAST SIXTEENTH CORNER COMMON TO SAID SECTIONS 2 AND 11 MONUMENTED WITH A RECOVERED ALUMINUM CAP (PLS 2615); THENCE N.1°04'54"W., 873.31 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SAID SECTION 2 TO A POINT MONUMENTED WITH A RECOVERED ALUMINUM CAP; THENCE N.89°27'34"E., 1298.54 FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S.01°18'10"E. 861.39 FEET ALONG THE EAST LINE OF SAID SECTION 2 TO THE SECTION CORNER COMMON TO SAID SECTIONS 1, 2, 11 AND 12 MONUMENTED WITH AN ALUMINUM CAP (PLS 5369); THENCE S.0°24'18"E. ALONG THE EAST LINE OF SAID SECTION 11, 2659.47 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION TRACT 3:**

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1 AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, T.55N., R.85W. OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 11 AND 12, MONUMENTED WITH A RECOVERED ALUMINUM CAP (PLS 5369); THENCE N.0°24'18"W., 1783.58 FEET ALONG THE WESTERLY LINE OF SAID SECTION 12, TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S.52°40'44"E., 95.67 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 16°54'36", HAVING A RADIUS OF 500.00 FEET AND ARC LENGTH OF 147.57 FEET, AND WHOSE LONG CHORD BEARS S61°08'02"E, 147.03 FEET TO A POINT; THENCE S.69°35'20"E., 206.89 FEET TO THE BEGINNING OF CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 8°23'51", HAVING A RADIUS OF 100.00 FEET AND ARC LENGTH OF 14.66 FEET, AND WHOSE LONG CHORD BEARS S.73°47'15"E., 14.64 FEET TO A POINT; THENCE S.77°59'11"E., 49.56 FEET TO THE BEGINNING OF CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 114°33'54", HAVING A RADIUS OF 170.00 FEET AND ARC LENGTH OF 339.92 FEET, AND WHOSE LONG CHORD BEARS N.44°43'52"E., 286.06 FEET TO A POINT; THENCE N.12°33'05"W., 63.24 FEET TO THE BEGINNING OF CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 40°13'34", HAVING A RADIUS OF 300.00 FEET AND ARC LENGTH OF 210.62 FEET, AND WHOSE LONG CHORD BEARS N.7°33'42"E., 206.32 FEET TO A POINT; THENCE N.27°40'29"E., 221.60 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24°41'16", HAVING A RADIUS OF 200.00 FEET AND ARC LENGTH OF 86.18 FEET, AND WHOSE LONG CHORD BEARS N.40°01'07"E., 85.51 FEET TO A POINT; THENCE N.52°21'45"E., 238.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12°08'56", HAVING A RADIUS OF 700.00 FEET AND ARC LENGTH OF 148.43 FEET, AND WHOSE LONG CHORD BEARS N.46°17'17"E., 148.15 FEET TO A POINT; THENCE N.40°12'48"E., 58.83 FEET THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 28°49'44", HAVING A

RADIUS OF 250.00 FEET AND ARC LENGTH OF 125.79 FEET, AND WHOSE LONG CHORD BEARS N.54°37'40"E., 124.47 FEET TO A POINT; THENCE N.69°02'32"E., 126.06 FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S.1°51'21"E., 1346.19 FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S.31°38'27"E., 1583.45' FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S.89°35'53"W. ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, 2248.83 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION TRACT 4:**

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 1 AND THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4) OF SECTION 12, T.55N., R.85W. OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 1 AND 12, MONUMENTED WITH A RECOVERED ALUMINUM CAP (PLS 5369); THENCE S.0°01'54"W. ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, 2667.17 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 12, MONUMENTED WITH AN ALUMINUM CAP; THENCE S.89°35'53"W., 342.73 FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE N.31°38'27"W., 1583.45 FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE N.1°51'21"W., 1346.19 FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE ALONG A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 55°41'18", HAVING A RADIUS OF 210.00 FEET AND ARC LENGTH OF 204.11 FEET, AND WHOSE LONG CHORD BEARS N.41°11'53"E., 196.17 FEET TO A POINT; THENCE N.13°21'14"E., 276.62 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14°09'35", HAVING A RADIUS OF 500.00 FEET AND ARC LENGTH OF 123.57 FEET, AND WHOSE LONG CHORD BEARS N.6°16'26"E., 123.25 FEET TO A POINT; THENCE N.0°48'21"W., 272.50' FEET TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE N.89°25'36"E., 1007.31 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, MONUMENTED WITH AN ALUMINUM CAP; THENCE S.0°34'24"E. ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, 845.83 FEET TO THE POINT OF BEGINNING.

TO INCLUDE INGRESS AND EGRESS AS CONTAINED IN THE WARRANTY DEED CONVEYED TO GT INVESTMENTS, INC RECORDED JULY 30, 2014, BOOK 548, PAGE 292.