

Warranty Deed

Ruth O'Donnell Mutch, a single person, ("Grantor") conveys and warrants, in equal shares, to P.A.B. Widener, Jr. as Trustee of the P.A.B. Widener, Jr. Revocable Trust dated January 8, 2007 and Lucy N. Widener as Trustee of the Lucy N. Widener Revocable Trust dated January 8, 2007 ("Grantees") whose address is 568 Beaver Creek Road, Sheridan, Wyoming 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A.

Together with improvements, fixtures and appurtenances thereon.

Subject to (a) record reservations and exceptions in patents from the United States or the State of Wyoming; (b) prior recorded mineral reservations in any patents or allotment instruments or in the chain of title thereafter; (c) easements, restrictions, covenants and rights of way of record, including a Deed of Conservation Easement entered into by Robert and Carol S. Berry and The Nature Conservancy dated November 18, 1994 and recorded in Book 370 of Deeds at Page 352 in the Office of the County Clerk of Sheridan County, Wyoming.

Subject to any known or unknown fence encroachments for or onto lands of third parties.

Subject to any and all applicable use, zoning, sanitary and environmental restrictions and waivers of record, if any, and real estate taxes and assessments for 2020.

Together with all of Grantor's right, title and interest in and to the water rights, ditch rights, and wells or well rights beneficially used on or appurtenant to the above described property.

Together with any and all of Grantor's right, title, interest and possession in and to all oil, gas and/or minerals that Grantor actually owns associated with the above described property.

Together with all of Grantor's right, title and interest in and to any and all easements and other incidental rights appurtenant to the above describe property.

Dated this 15 day of September 2020

Ruth O'Donnell Mutch
Ruth O'Donnell Mutch



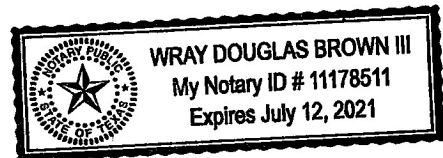
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FEES: \$18.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF Texas
COUNTY OF Dallas

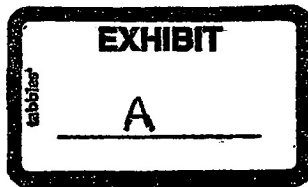
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This instrument was acknowledged before me on the 15th day of September 2020 by Ruth O'Donnell Mutch. Witness my hand and official seal.

Wray Douglas Brown III
Notary Public




My commission expires: 07/12/2021



A tract of land situated in the E $\frac{1}{2}$ of Section 30 and the NE $\frac{1}{4}$ of Section 31, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Beginning at the east quarter corner of said Section 30, said point being the true Point of Beginning of said tract; thence S00°10'29"E, 2146.04 feet along the east line of said Section 30 to a point, said point being the northeast corner of a tract of land described in Book 355 of Deeds, Page 597; thence S46°46'56"W, 1977.40 feet along the northerly line of said tract described in Book 355 of Deeds, Page 597 to a point, said point being the northwest corner of said tract; thence S00°16'18"E, 158.85 feet along the westerly line of said tract described in Book 355 of Deeds, Page 597 to a point; thence S22°46'31"E, 40.03 feet along said westerly line described in Book 355 of Deeds, Page 597 to a point, said point lying on the southerly line of a tract of land described in Book 226 of Deeds, Page 608; thence S74°04'16"W, 1257.43 feet along said southerly line described in Book 226 of Deeds, Page 608 to a point, said point lying on the west line of said NE $\frac{1}{4}$ of Section 31; thence N00°14'01"E, 1353.36 feet along the west line of said NE $\frac{1}{4}$ of Section 31 to a point; thence N00°16'56"W, 4000.16 feet along the west line of said E $\frac{1}{2}$ of Section 30 to a point, said point being the northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 30; thence N89°36'57"E, 1318.61 feet along the north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point, said point being the southwest corner of a tract of land described in Book 357 of Deeds, Page 273; thence N00°12'05"W, 117.83 feet along the west line of said tract described in Book 357 of Deeds, Page 273 to a point; thence N85°37'55"E, 38.61 feet along the northerly line of said tract described in Book 357 of Deeds, Page 273 to a point; thence S01°11'15"E, 27.09 feet along said northerly line of said tract described in Book 357 of Deeds, Page 273 to a point; thence N85°40'54"E, 370.54 feet along said northerly line of said tract described in Book 357 of Deeds, Page 273 to a point; thence N04°44'21"W, 23.33 feet along said northerly line of said tract described in Book 357 of Deeds, Page 273 to a point; thence N85°34'50"E, 811.90 feet along said northerly line of said tract described in Book 357 of Deeds, Page 273 to a point; thence N62°05'02"E, 26.59 feet along said northerly line of said tract described in Book 357 of Deeds, Page 273 to a point; thence S33°19'04"E, 15.06 feet along the easterly line of said tract described in Book 357 of Deeds, Page 273 to a point; thence S18°40'34"E, 43.52 feet along said easterly line of said tract described in Book 357 of Deeds, Page 273 to a point; thence S13°01'35"E, 161.48 feet along said easterly line of said tract described in Book 357, Page 273 to a point, said point lying on the north line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30; thence N89°36'54"E, 20.83 feet along the north line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to a point, said point being the northeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence S00°11'20"E, 1330.22 feet along the east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the Point of Beginning of said tract.


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NO. 2020-762150 WARRANTY DEED
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WILCOX AGENCY
SHERIDAN WY 82801