

WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **John E. Rice & Sons, Inc.**, a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants to **Stonemill Properties, LLC**, a Wyoming limited liability company, whose address is 1150 Dovetail Lane, Sheridan, WY 82801 (referred to herein as "Grantee"), the following described real property 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:

See **Exhibit A**.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition.

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, the Wrench Ranch Properties Master Plan Phase Two, 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, zoning, and subdivision regulations.

DATED this 31 day of March, 2022.

John E. Rice & Sons, Inc., a Wyoming corporation

By: *James L. Jellis*

Title: *V.P.*

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 31st day of March, 2022, by James L. Jellis, Vice President of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.



Brian T. Kinnison
Notary Public

My commission expires: 5-13-22

Exhibit A

A TRACT OF LAND LOCATED IN A PART OF THE N1/2 AND THE N1/2SE1/4, SECTION 9 AND A PART OF THE W1/2NW1/4 AND THE NW1/4SW1/4, SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING and more particularly described as follows;

BEGINNING At A Point Which Is Located South 12°29'04" East, A Distance Of 329.97 Feet from the Northeast Corner of Said Section 9, Being A 2.25" Aluminum Cap Marked RLS 2615, Said Beginning Point Being On The West Right Of Decker Road (AKA State Highway 338); Thence With Said West Right Of Way, South 22°22'10" East, A Distance Of 1798.69 Feet To A Point; Thence Continuing With Said West Right Of Way, South 67°37'52" West, A Distance Of 35.01 Feet To A Point; Thence Continuing With Said West Right Of Way, South 22°21'46" East, A Distance Of 247.71 Feet To A Point Being The Northeast Corner Of Lot 1, Wrench Ranch Properties Third Development, Phase One As Recorded In Book W, Page 72 On 21 December 2016 In The Office Of The Clerk And Recorder Of Sheridan County; Thence Leaving Said West Right Of Way And With The North Line Of Said Lot 1, South 73°59'41" West, A Distance Of 528.25 Feet To A Point; Thence With The West Line Of Said Lot 1 With A Non-tangent Curve Turning To The Right With An Arc Length Of 545.99 Feet, A Radius Of 600.00 Feet, A Chord Bearing Of South 03°42'01" West, A Chord Length Of 527.35 Feet; Thence With A Line Of Lot 2 South 29°46'10" West, A Distance Of 686.75 Feet To A Point On The East Right Of Way Of Interstate 90; Thence Continuing With Said East Right Of Way Of Interstate 90 South 17°35'40" West, A Distance Of 29.97 Feet To A Point; Thence Continuing With Said East Right Of Way Of Interstate 90 North 72°23'12" West, A Distance Of 317.23 Feet To A Point; Thence Continuing With Said East Right Of Way Of Interstate 90 With A Curve Turning To The Right With An Arc Length Of 668.94 Feet, A Radius Of 2400.00 Feet, A Chord Bearing Of North 64°24'06" West, A Chord Length Of 666.78 Feet; Thence South 36°16'24" West A Distance Of 305.06 Feet To A Point On The West Right Of Way Of Interstate 90; Thence With Said West Right Of Way Thence North 53°43'36" West, A Distance Of 938.68 Feet To The P.C. Of A Curve; Thence Continuing With Said West Right Of Way Of Interstate 90 With A Curve Turning To The Right With An Arc Length Of 1691.63 Feet, A Radius Of 5854.60 Feet, A Chord Bearing Of North 45°26'57" West, A Chord Length Of 1685.75 Feet To A Point; Thence Continuing With Said West Right Of Way Of Interstate 90 South 52°49'42" West, A Distance Of 50.00 Feet To A Point; Thence Continuing With Said West Right Of Way Of Interstate 90 With A Non-tangent Curve Turning To The Right With An Arc Length Of 1853.33 Feet, A Radius Of 5904.60 Feet, A Chord Bearing Of North 28°10'47" West, A Chord Length Of 1845.73 Feet To A Point; Thence Leaving Said West Right Of Way North 89°15'56" East, A Distance Of 375.59 Feet To A Point On The East Right Of Way Of Interstate 90; Thence Continuing With Said East Right Of Way Of Interstate 90 With A Non-tangent Curve Turning To The Left With An Arc Length Of 2307.45 Feet, A Radius Of 5549.60 Feet, A Chord Bearing Of South 32°19'36" East, A Chord Length Of 2290.86 Feet To A Point; Thence Leaving Said East Right Of Way Of Interstate 90 And With A Line Of A Tract Of Land Owned By The City Of Sheridan (Known As Doubleday Sports Complex) Recorded In Book 563, Page 35, North 46°57'09" East, A Distance Of 639.28 Feet To A Point; Thence Continuing With The City Of Sheridan Property North A Distance Of 1007.12 Feet To A Point; Thence Continuing With The City Of Sheridan Property



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

North 89°25'35" East, A Distance Of 383.38 Feet To A Point; Thence Continuing With The City Of Sheridan Property With A Curve Turning To The Right With An Arc Length Of 156.24 Feet, A Radius Of 140.00 Feet, A Chord Bearing Of South 58°36'08" East, A Chord Length Of 148.26 Feet; Thence Continuing With The City Of Sheridan Property South 26°37'51" East, A Distance Of 97.62 Feet To A Point; Thence Continuing With The City Of Sheridan Property With A Curve Turning To The Right With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of South 18°22'09" West, A Chord Length Of 42.43 Feet; Thence South 26°37'51" East, A Distance Of 60.00 Feet To A Point On The South Right Of Way Of Dovetail Lane; Thence With Said South Right Of Way North 63°22'09" East, A Distance Of 150.00 Feet To A Point Being The Northwest Corner Of A Tract Of Land Belonging To Sheridan County School District Number Two, Recorded In Book 554, Page 1; Thence With The West Line Of Said School District Tract South 26°37'51" East, A Distance Of 660.00 Feet To The Southwest Corner Of Said School District Tract; Thence With The South Line Of Said School District Tract North 63°22'09" East, A Distance Of 660.00 Feet To The Southeast Corner Of Said School District Tract; Thence With The East Line Of Said School District Tract North 26°37'51" West, A Distance Of 660.00 Feet To The Northeast Corner Of Said School District Tract Also Being On The South Right Of Way Of Dovetail Lane; Thence With The South Right Of Way Of Dovetail Lane North 63°22'09" East, A Distance Of 77.60 Feet To The PC Of A Curve; Thence Continuing With Said Right Of Way With A Curve Turning To The Right With An Arc Length Of 177.13 Feet, A Radius Of 250.00 Feet, A Chord Bearing Of North 83°40'01" East, A Chord Length Of 173.45 Feet To The PT Of Said Curve; Thence Continuing With Said Right Of Way South 76°02'08" East, A Distance Of 117.09 Feet To A Point; Thence Continuing With Said Right Of Way South 13°57'52" East, A Distance Of 5.00 Feet To A Point; Thence Continuing With Said Right Of Way With A Curve Turning To The Left With An Arc Length Of 207.36 Feet, A Radius Of 315.00 Feet, A Chord Bearing Of North 86°29'26 " East, A Chord Length Of 203.64 Feet To The PT Of Said Curve; Thence Continuing With Said Right Of Way North 67°37'56" East, A Distance Of 197.57 Feet To A Point To The Point Of Beginning.

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801