



2019-754594 12/12/2019 11:13 AM PAGE: 1 OF 4
FEES: \$21.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

NORTH SHERIDAN LAND COMPANY, LLC, a Wyoming flexible limited liability company of 237 North Main St., Ste. 200, Sheridan, WY 82801, **GRANTOR**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** unto MATT BLEA, a single person, and KELLY BLEA, a single person, as joint tenants with a right of survivorship, c/o 6 Chinook Drive, Sheridan, WY 82801, **GRANTEES**, the following described real estate situate in Sheridan County, Wyoming, to-wit:

A Tract of land hereafter known as NORTH RIM RACHETTES, TRACT 6, located in Sheridan County, State of Wyoming and more particularly described as set forth in the attached Exhibit "A" description and record of survey. Said Exhibit "A" is expressly incorporated herein by reference.

Said tract contains 55.00 acres of land, more or less, as described in Exhibit "A" and is otherwise conveyed:

a. Subject to the express building envelope restriction stated in paragraph 3, page 3 of the Second Amended Covenants, recorded on April 1, 2009 at Book 504, Page 554 of the official records of the Sheridan County Clerk and Recorder. The expressly designated building envelope for this TRACT 6 is described and illustrated on the attached and incorporated Exhibit "B". Residential construction on the property fully consistent with the requirements and restrictions set out in the Second Amended Covenants shall only take place within the distinct building envelope area delineated as such on the attached Exhibit "B" and otherwise fully subject to all applicable Sheridan County zoning and building regulations.

b. Together with all improvements, fixtures, hereditaments and appurtenances thereto belonging or in anywise appertaining; and,

c. Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to any applicable building and zoning regulations and city, state and county subdivision laws and further subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, existing fence lines or encroachments, if any.

Fully releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.



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Recordation of this Deed constitutes proof of delivery and acceptance of this Deed. By accepting delivery of this Deed, and consistent with the underlying purchase agreement, Grantees hereby expressly and fully waive and release Grantor from any and all disclosures, requirements, rights or claims otherwise available to them in any way or on any basis pursuant to W.S. § 34-1-151 (LexisNexis 2019 as amended).

WITNESS my hand on this 11th day of December, 2019.

NORTH SHERIDAN LAND COMPANY, LLC

By: [Signature]
 Its Managing Member

STATE OF WYOMING)
)
 COUNTY OF SHERIDAN)

The above instrument was executed and acknowledged before me this 11th day of December, 2019 by Jason Spielman in his capacity as Managing Member of North Sheridan Land Company, LLC, a flexible Wyoming limited liability company.

Witness my hand and official seal.

[Signature]
 Notary Public

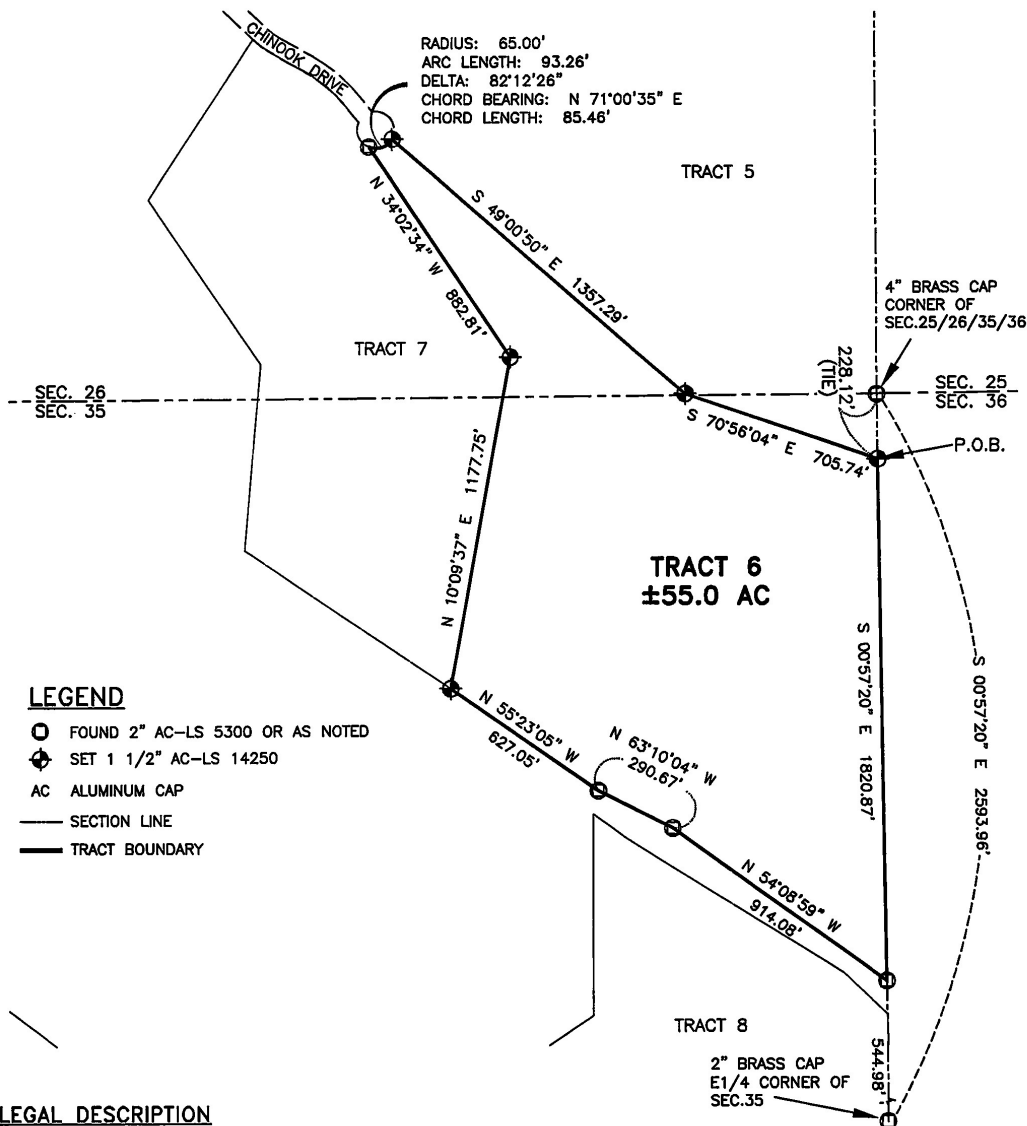
My commission expires: 5-13-22





EXHIBIT A

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2SE1/4) OF SECTION 26 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 35, TOWNSHIP 57 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



LEGEND

- FOUND 2\"/>

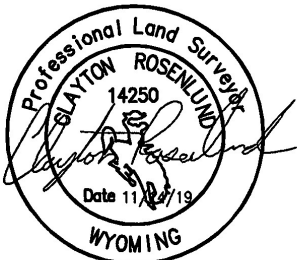
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2SE1/4) OF SECTION 26 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 35, TOWNSHIP 57 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WY; SAID TRACT BEING TRACT 6 OF NORTH RIM RANCHETTES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, THENCE S 00°57'20\"/>

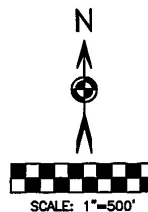
SAID TRACT CONTAINS ±55.0 ACRES

SUBJECT TO ALL PRIOR EASEMENTS, COVENANTS, RESTRICTIONS, CONDITIONS OR CONVEYANCES OF RECORD



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 CORRS 96
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAP:1.000233

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT
THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY
PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.



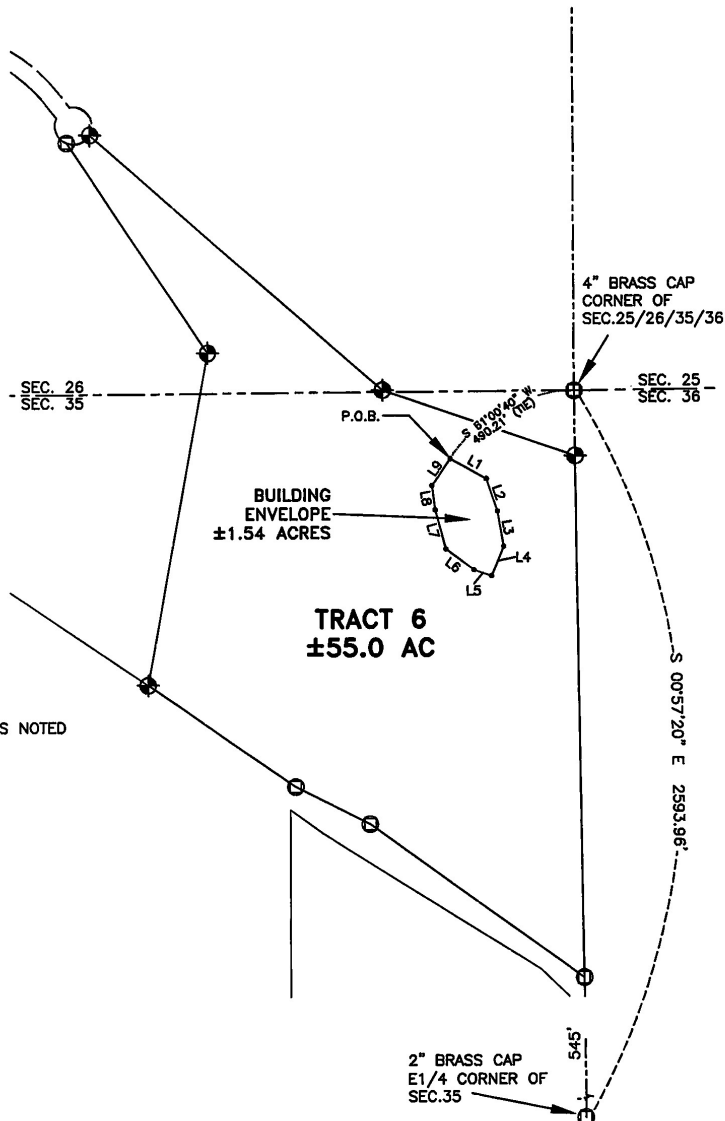
FOR:
NORTH SHERIDAN LAND COMPANY



EXHIBIT B

A BUILDING ENVELOPE SITUATED IN TRACT 7 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 35, TOWNSHIP 57 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

LINE	BEARING	DISTANCE
L1	S 61°07'00" E	143.59'
L2	S 18°34'27" E	119.96'
L3	S 09°51'54" E	126.23'
L4	S 21°53'44" W	111.50'
L5	N 70°39'14" W	64.57'
L6	N 53°12'29" W	121.85'
L7	N 15°09'03" W	142.80'
L8	N 07°18'57" W	86.50'
L9	N 34°05'04" E	112.16'



LEGEND

- FOUND 2" AC-LS 5300 OR AS NOTED
- ⊕ SET 1 1/2" AC-LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- SECTION LINE
- TRACT BOUNDARY

LEGAL DESCRIPTION

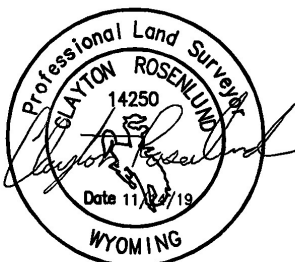
A BUILDING ENVELOPE LOCATED IN TRACT 6 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 57 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WY; SAID ENVELOPE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35, THENCE S 61°00'40" W, A DISTANCE OF 490.21 FEET, TO THE POINT OF BEGINNING (P.O.B.);

THENCE S 61°07'00" E, 143.59 FEET; THENCE S 18°34'27" E, 119.96 FEET; THENCE S 09°51'54" E, 126.23 FEET; THENCE S 21°53'44" W, 111.50 FEET; THENCE N 70°39'14" W, 64.57 FEET; THENCE N 53°12'29" W, 121.85 FEET; THENCE N 15°09'03" W, 142.80 FEET; THENCE N 07°18'57" W, 86.50 FEET; THENCE N 34°05'04" E, 112.16 FEET TO THE POINT OF BEGINNING;

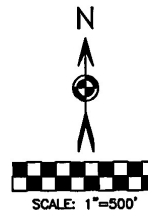
SAID ENVELOPE CONTAINS 87,092 SQ. FT.; ±1.54 ACRES

SUBJECT TO ALL EASEMENTS OR PRIOR CONVEYANCES OF RECORD



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 CORS 96
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000233

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT
THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY
PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.



FOR:
NORTH SHERIDAN LAND COMPANY