

WARRANTY DEED

Seven Pillars Resources, Limited Liability Company, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to **Bland, LLC**, a Wyoming limited liability company, GRANTEE, whose address is 200 W. Brundage Street, Sheridan Wyoming 82801 the following described real estate situate in the County of Sheridan, State of Wyoming, to-wit:

**A tract of land located in the E $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, T55N, R84W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:
Beginning at a point located S00°29'23"W, 567.16 feet from the East $\frac{1}{4}$ corner and on the East line of said Section 2; thence along said East line S00°29'23"W, 695.65 feet; thence leaving said East line N89°30'37"W, 60.00 feet; thence S00°29'23"W, 111.88 feet; thence N90°00'00"W, 140.01 feet to a point on the East line of the WESCO Subdivision; thence along said East line N00°29'23"E, 767.47 feet to the Northeast corner of Lot 4 of the WESCO Subdivision; thence N89°40'25"E, 20.00 feet to the Southeast corner of Lot 3 of the WESCO Subdivision; thence N00°29'23"E, 48.40 feet; thence N89°40'25"E, 180.02 feet to the point of beginning, said tract having an area of 3.53 acres, more or less.**

TOGETHER with all improvements situate thereon, and all appurtenances and thereunto appertaining or belonging.

TOGETHER with all right, title, and interest in al appurtnant ground, surface, reservoir, stock water, and ditch rights.

SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record and subject to building and zoning regulations and city, state and county subdivision laws.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 16th day of June, 2022.

Seven Pillars Resources, Limited Liability Company

By: Susan Osborn Authorized Signer
Title: Authorized Signer

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 16th day of June, 2022, by Susan Osborn as Authorized Agent of **Seven Pillars Resources, Limited Liability Company**.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 5-13-28

