



2019-751853 8/14/2019 11:30 AM PAGE: 1 OF 3
BOOK: 582 PAGE: 409 FEES: \$18.00 HLM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Vineyard Cattle Company, LLC, a Wyoming limited liability company, GRANTOR, 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 Amy L. Vineyard, a single person, GRANTEE, whose address is P.O. Box 112 Arvada, WY 82831, 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 my/our hand(s) this 13th day of August, 2019.

Vineyard Cattle Company, LLC,
a Wyoming limited liability company



By: _____

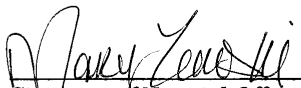
Title: MANAGING MEMBER

STATE OF Wyoming)
) ss.

COUNTY OF Sheridan)

This instrument was acknowledged before me on the 13th day of August, 2019, by Toby Vineyard, as Managing Member of Vineyard Cattle Company, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires

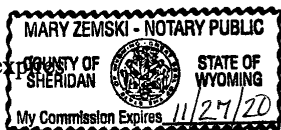




EXHIBIT "A"

A parcel of land situated in Lot 4 of Section 1, and Lots 1, 2, and 3 of Section 2 all of Township 54 North, Range 77 West, and the NW1/4NW1/4, S1/2NW1/4, S1/2NE1/4, and the S1/2 of Section 35, and Lots 1, 5, and 6 of Section 34 and Tract 67 all of Township 55 North, Range 77 West, all located in the 6th P.M., Sheridan County, Wyoming; said parcel of land being more particularly described as follows:

BEGINNING at the northwest corner of said Section 1, monumented by a GLO brass cap; Thence S04°10'15"E, 568.68 feet along the west line of said Section 1, Township 54 North, Range 77 West to a 2" aluminum cap stamped PLS 5369, monumenting the northwesterly corner of the exception tract of land located in the Lot 4 of said Section 1 as described within the warranty deed recorded in Book 577, Page 554 of the Sheridan County, Wyoming records; Thence along the boundary of said exception tract of land as described within the warranty deed recorded in Book 577, Page 554 the following eight (8) courses:

- 1.) S61°10'10"E, 375.00 feet to a 2" aluminum cap stamped PLS 5369;
- 2.) S74°24'57"E, 99.99 feet to a 2" aluminum cap stamped PLS 5369;
- 3.) N87°34'05"E, 135.01 feet to a 2" aluminum cap stamped PLS 5369;
- 4.) N73°46'15"E, 92.00 feet to a 2" aluminum cap stamped PLS 5369;
- 5.) N41°26'54"E, 75.02 feet to a 2" aluminum cap stamped PLS 5369;
- 6.) N69°23'39"E, 40.06 feet to a 2" aluminum cap stamped PLS 5369;
- 7.) S15°45'29"E, 73.56 feet to a 2" aluminum cap stamped PLS 5369 lying on the

northerly right-of-way line of US Highway No. 14-16;

8.) S74°50'06"W, 754.17 feet along said northerly right-of-way line of US Highway No. 14-16 to a 2" aluminum cap stamped PLS 5369 lying on the west line of said Section 1; Thence along said northerly right-of-way line of US Highway No. 14-16 as described within the warranty deed recorded in Book 314, Page 211 the following twelve (12) courses:

- 1.) S74°50'06"W, 627.95 feet to a WYDOT highway right-of-way monument;
- 2.) On a curve to the right, concave northeasterly having a radius of 1833.08 feet, a central angle of 47°30'40", an arc length of 1520.04 feet, and a chord bearing N81°07'31"W, 1476.86 feet to a WYDOT highway right-of-way monument;
- 3.) N57°08'11"W, 241.03 feet to a WYDOT highway right-of-way monument;
- 4.) N32°45'57"E, 24.90 feet to a WYDOT highway right-of-way monument;
- 5.) N56°58'06"W, 500.16 feet to a WYDOT highway right-of-way monument;
- 6.) S32°47'08"W, 25.21 feet to a WYDOT highway right-of-way monument;
- 7.) N57°03'35"W, 1102.16 feet to a WYDOT highway right-of-way monument;
- 8.) On a curve to the left, concave southwesterly having a radius of 5804.58 feet, a central angle of 01°45'26", an arc length of 178.02 feet, and a chord bearing N57°39'47"W, 178.01 feet to a WYDOT highway right-of-way monument;
- 9.) N58°45'43"W, 1225.61 feet to a WYDOT highway right-of-way monument;
- 10.) On a curve to the left, concave southwesterly having a radius of 5804.58 feet, a central angle of 10°57'25", an arc length of 1110.04 feet, and a chord bearing N64°14'23"W, 1108.35 feet to a WYDOT highway right-of-way monument;
- 11.) N69°43'10"W, 610.94 feet to a WYDOT highway right-of-way monument;
- 12.) On a curve to the left, concave southwesterly having a radius of 2939.79 feet, a central angle of 08°13'11", an arc length of 421.74 feet, and a chord bearing N73°48'27"W, 421.38 feet to a 2-1/2" aluminum cap stamped PLS 14558 lying on said northerly right-of-way line; Thence along an existing fence line the following fifteen (15) courses:

- 1.) N02°14'55"E, 138.74 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 2.) N37°38'41"W, 146.51 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 3.) N39°28'39"E, 148.49 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 4.) N01°38'01"E, 337.22 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 5.) N23°17'28"W, 854.17 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 6.) N29°35'07"W, 671.89 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 7.) N45°05'58"E, 132.00 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 8.) N88°24'08"E, 358.64 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 9.) N89°01'13"E, 444.93 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 10.) S44°41'42"E, 130.98 feet to a 2-1/2" aluminum cap stamped PLS 14558;



2019-751853 8/14/2019 11:30 AM PAGE: 3 OF 3
BOOK: 582 PAGE: 411 FEES: \$18.00 HLM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

- 11.) N84°46'02"E, 723.33 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 12.) N85°16'31"E, 721.03 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 13.) S57°38'38"E, 589.95 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 14.) S85°26'26"E, 938.40 feet to a 2-1/2" aluminum cap stamped PLS 14558;
- 15.) S84°47'29"E, 3146.77 feet to a 2-1/2" aluminum cap stamped PLS 14558 lying

on the east line of said Section 35, and from which a GLO brass cap monumenting the northwest corner of said Section 35, Township 55 North, Range 77 West bears N02°11'35"W, 1755.28 feet along said east line;

Thence along said east line of said Section 35 S02°11'35"E, 817.40 feet to a GLO brass cap monumenting the east quarter corner of said Section 35;

Thence continuing along said east line S00°11'31"E, 2386.86 feet to the southeast corner of said Section 35, Township 55 North, Range 77 West, lying on the north line of said Section 1, Township 54 North, Range 77 West, monumented by a GLO brass cap, closing corner, which bears N00°11'31"W, 1.60 feet;

Thence along the north line of said Section 1, Township 54 North, Range 77 West, S89°05'42"E, 332.62 feet to the POINT OF BEGINNING of said parcel of land. EXCEPTING THEREFROM all of Lot 2 of Section 35, T55N, R77W.

NO. 2019-751853 WARRANTY DEED

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