

**WARRANTY DEED**

**BRETT KROUT AND SUSANNE F. KROUT**, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to **MULLINAX INC.**, a Wyoming corporation, whose address is P.O. Box 2044, Sheridan, WY 82801, GRANTEE, the following described real estate situate in the County of Sheridan, State of Wyoming, to-wit:

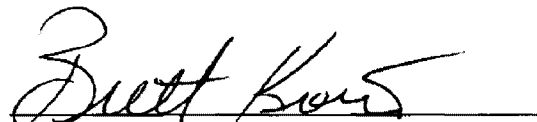
See Exhibits A and B attached hereto and incorporated herein by reference;

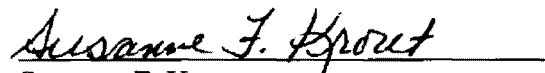
TOGETHER with any and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and improvements thereon, and any and all easements, rights of way, and other rights appurtenant thereto;

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 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 4<sup>th</sup> day of May, 2022.

  
Brett Krout

  
Susanne F. Krout

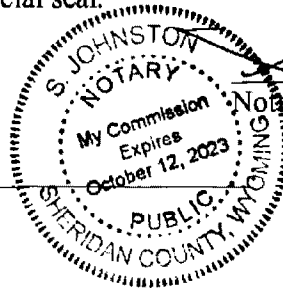
[acknowledgements on following page]

STATE OF WYOMING     )  
                                      ) ss.  
County of Sheridan     )

This instrument was acknowledged before me this 4<sup>th</sup> day of May, 2022,  
by **Brett Krout**.

Witness my hand and official seal.

My commission expires:



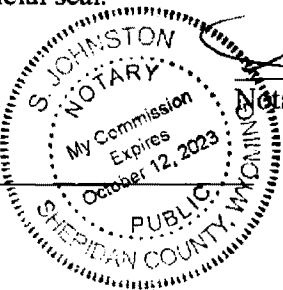
*[Signature]*  
Notary Public

STATE OF WYOMING     )  
                                      ) ss.  
County of Sheridan     )

This instrument was acknowledged before me this 4<sup>th</sup> day of May, 2022,  
by **Susanne F. Krout**.

Witness my hand and official seal.

My commission expires:



*[Signature]*  
Notary Public

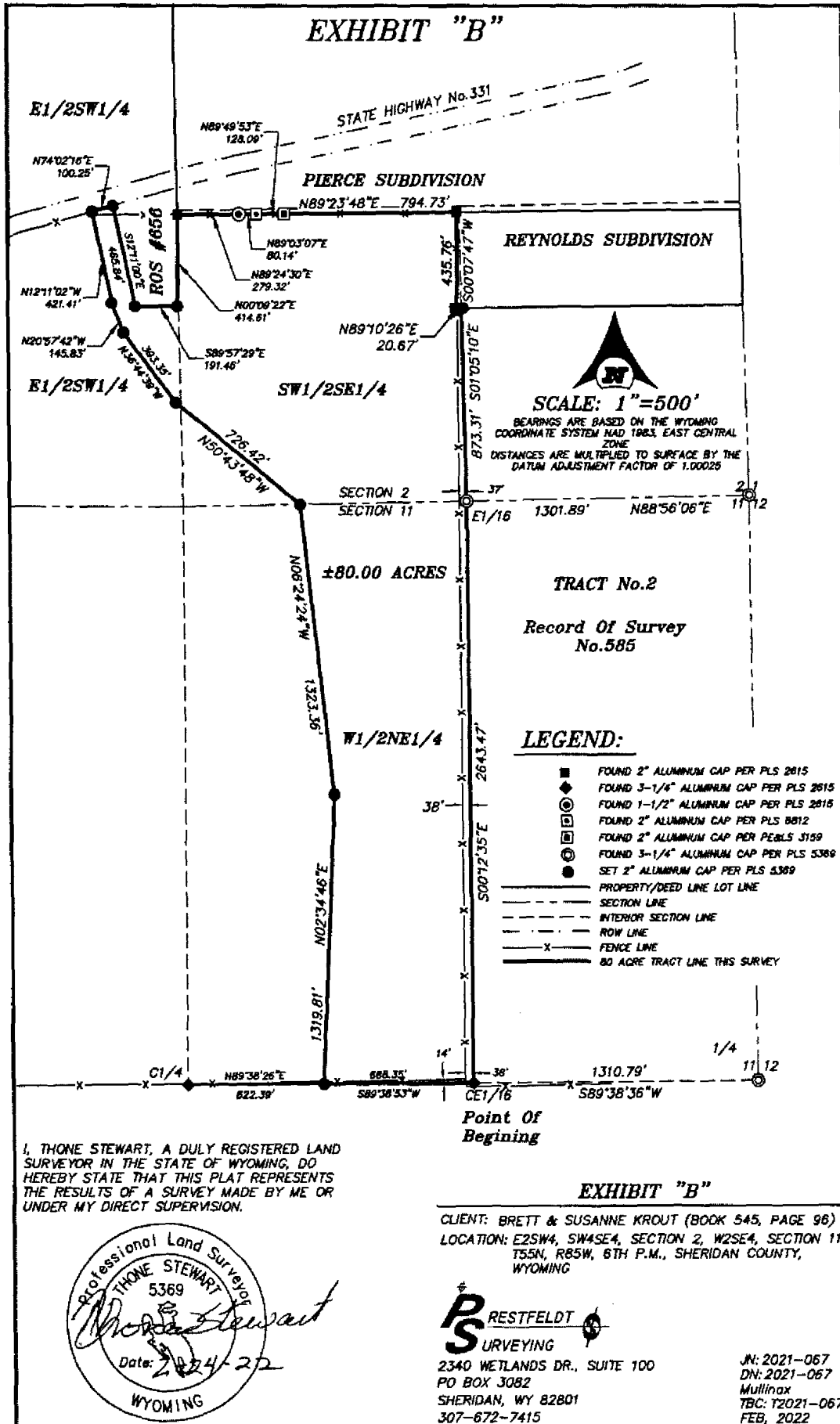
**EXHIBIT "A"**

A tract of land situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 2, W $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 11 Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

**BEGINNING** at the southeast corner of said W $\frac{1}{2}$ NE $\frac{1}{4}$ , said point also being the southwest corner of Tract No.2 of Record of Survey No. 585 AKA Big Goose Estates (monumented with a 3-1/4" aluminum cap per PLS 2615);  
thence S89°38'53"W, 688.35 feet along the south line of said W $\frac{1}{2}$ NE $\frac{1}{4}$  of to a 2" aluminum cap per PLS 5369;  
thence N02°34'46"E, 1319.81 feet to a 2" aluminum cap per PLS 5369;  
thence N06°24'24"W, 1323.36 feet to a 2" aluminum cap per PLS 5369;  
thence N50°43'48"W, 726.42 feet to a 2" aluminum cap per PLS 5369;  
thence N36°44'39"W, 393.35 feet to a 2" aluminum cap per PLS 5369;  
thence N20°57'42"W, 145.83 feet to a 2" aluminum cap per PLS 5369;  
thence N12°11'02"W, 421.41 feet to a 2" aluminum cap per PLS 5369 to a point on the south right of way line of State Highway No. 331;  
thence N74°02'16"E, 100.25 feet along said south right of way line to a 2" aluminum cap per PLS 5369 lying on the east line of Tract No. 2 of Record of Survey No. 656;  
thence S12°11'00"E, 465.84 feet along said east line and the west line of Tract No. 1 of Record of Survey No. 656 to a 2" aluminum cap per PLS 5369;  
thence S89°57'29"E, 191.46 feet along the south line of said Tract No. 1 to a 2" aluminum cap per PLS 5369;  
thence N00°09'22"E, 414.61 feet along the east line of said Tract No. 1 to a 2" aluminum cap per PLS 2615, being the southwest corner of the Pierce Subdivision;  
thence N89°24'30"E, 279.32 feet along the south line of said Pierce Subdivision to a 1½" aluminum cap per PLS 2615;  
thence N89°03'07"E, 80.14 feet along said south line to a 2" aluminum cap per PLS 6812;  
thence N89°49'53"E, 128.09 feet along said south line to a 2" aluminum cap per PE&LS 3159;  
thence N89°23'48"E, 794.73 feet along said south line to a 2" aluminum cap per PLS 2615 being the northwest corner of the Reynolds Subdivision;  
thence S00°07'47"W, 435.76 feet along the west line of said Reynolds Subdivision to a 2" aluminum cap per PLS 2615 being the southwest corner of said Reynolds Subdivision;  
thence N89°10'26"E, 20.67 feet along the south line of said Reynolds Subdivision to a 2" aluminum cap per PLS 5369 lying on the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  and being the northwest corner of said Tract No. 2 of Record of Survey No. 585;  
thence S01°05'10"E, 873.31 feet along the west line of said Tract No. 2 and the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  to a 2" aluminum cap per PLS 5369 being the southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
thence S00°12'35"E, 2643.47 feet along the east line of said W $\frac{1}{2}$ NE $\frac{1}{4}$  and the west line of said Tract No. 2 to the **POINT OF BEGINNING**.

Said tract contains 80.00 acres more or less.

Bearings are based on the Wyoming Coordinate System, NAD 1983, East Central Zone.  
Distances are multiplied to surface by the Datum Adjustment Factor of 1.00025.



**NO. 2022-778263 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801