

**TRUSTEE'S WARRANTY DEED**

**MARY M. PEARCE, TRUSTEE OF THE STEVEN S. PEARCE TRUST**  
**DATED OCTOBER 31, 1997**, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants all of Grantor's undivided one-half (1/2) interest, as tenants in common to **MARY M. PEARCE, TRUSTEE OF THE MARY M. PEARCE TRUST**  
**DATED OCTOBER 31, 1997**, whose address is P. O. Box 698, Ranchester, WY 82839, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

100 River Road, Ranchester, Wyoming:

A tract of land situated in the E<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub> and SE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> of Section 20, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the southwest corner of said Section 20; thence N70°26'47"E, 1465.99 feet to the POINT OF BEGINNING, said point lying on the west line of said E<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>; thence N01°38'40"W, 1301.96 feet along said west line to a point, said point lying on a fence line; thence N01°07'25"W, 966.85 feet along said fence line to a point, said point lying in the centerline of River Road (AKA County Road No. 104); thence N69°09'41"E, 157.86 feet along said centerline to a point; thence N79°37'07"E, 68.09 feet along said centerline to a point; thence S87°58'25"E, 59.67 feet along said centerline to a point; thence S83°54'51"E, 378.11 feet along said centerline to a point; thence S01°38'40"E, 2304.50 feet to a point, said point lying on a fence line; thence N89°11'53"W, 660.00 feet along said fence line to the POINT OF BEGINNING.

Said tract contains 35.00 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

Said lands are shown on the Record of Survey which is attached hereto and incorporated herein by reference.

ALSO, two (2) tracts of land situated in the E<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub> and SE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> of Section 20, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; the first such tract being more particularly described as follows:

Commencing at the southwest corner of said Section 20; thence N25°39'24"E, 3060.49 feet to the POINT OF BEGINNING, said point lying in the centerline of River Road (AKA County Road No. 104); thence S69°09'41"W, 9.31 feet along said centerline to a point, said point lying on the west line of said SE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> thence S01°38'40"E, 963.75 feet along said west line of the SE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> and west line of said E<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub> to a point, said point lying on a fence line; thence N01°07'25"W, 966.85 feet along said fence line to the POINT OF BEGINNING.

Said tract contains 0.10 acres of land more or less.

The second such tract is described as follows:

Commencing at the southwest corner of said Section 20; thence N70°26'47"E, 1465.99 feet to a point, said point lying on the west line of said E<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>, thence N01°38'40"W, 1301.96 feet along said west line of E<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub> to a point, said point lying on a fence line and being the POINT OF BEGINNING, thence S01°38'40"E, 1301.96 feet along said west line of E<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub> to a point, thence S89°11'53"E, 13 feet to a point on the same fence line, thence northwesterly following said existing fence to the point of beginning.

SUBJECT TO, an easement for irrigation purposes, including the right to construct and maintain an irrigation pipeline which was previously reserved by Grantors' predecessor in title.

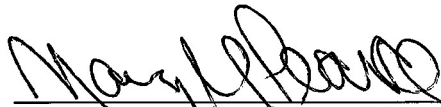
Basis of Bearings is Wyoming State Plane (East Central Zone).

TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record.

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

Dated: 31 Jan 2022

  
Mary M. Pearce, Trustee of the Steven S.  
Pearce Trust Dated October 31, 1997

STATE OF WYOMING       )  
                                      : ss.  
County of Sheridan       )

The above and foregoing Trustee's Warranty Deed was subscribed, sworn to and acknowledged before me this 5<sup>th</sup> day of January, 2022, by Mary M. Pearce as Trustee of the Steven S. Pearce Trust Dated October 31, 1997.

WITNESS my hand and official seal.



  
Notarial Officer

My Commission expires: March, 2025

**NO. 2022-776415 TRUSTEE DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
TIM TARVER PO BOX 6284  
SHERIDAN WY 82801