



WARRANTY DEED

REGINA R. LEATH, Grantor, of Sheridan County, and State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby CONVEYS AND WARRANTS to **REGGIE LEATH RANCH, LLC**, a Wyoming limited liability company, Grantee, whose address is 199 Murphy Gulch, Banner, Wyoming, 82832, the following described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

The real property described upon Exhibit "A" hereto attached, consisting of two (2) pages, and by this reference made a part hereof.

Together with all improvements situate thereon and all easements and appurtenances thereunto belonging; and,

Subject to all easements, reservations, covenants and restrictions, if any, of sight and of record; and,

Further subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

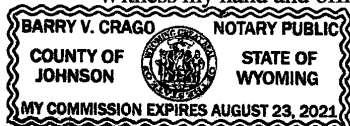
WITNESS my hand this 27 day of Feb, 2018.


Regina R. Leath

STATE OF WYOMING)
) ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me on this 27th day of February, 2018, by Regina R. Leath.

Witness my hand and official seal.



My commission expires: 8-23-2021


Notary Public



EXHIBIT 'A'

**TOWNSHIP 54 NORTH, RANGE 82 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, SHERIDAN COUNTY, WYOMING:**

Section 30: Government Lots 2, 3, and all of Lot 1 except that portion lying
Northeasterly of the Northerly boundary line of State Highway No. 14.

**TOWNSHIP 54 NORTH, RANGE 83 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, SHERIDAN COUNTY, WYOMING:**

Section 23: That portion of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$)
lying Southeast of the Southeasterly subdivision line of Sierra Dawn
Subdivision No. 3, South of the Southerly subdivision line of the Conklin
Subdivision, Southwest of the Southwesterly subdivision line of the Sierra
Dawn Subdivision No. 1, and Northeasterly of the centerline of Murphy
Gulch County Road,

That portion of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$)
lying Northeasterly of the centerline of Murphy Gulch County Road.

Section 24: That portion of the Southwest Quarter of the Northwest Quarter
(SW $\frac{1}{4}$ NW $\frac{1}{4}$) lying Southwest of the Southwesterly subdivision line of the
Sierra Dawn Subdivision No. 1,

That portion of the Northwest Quarter of the Southwest Quarter
(NW $\frac{1}{4}$ SW $\frac{1}{4}$) lying Southwest of the Southwesterly subdivision lines of
the Sierra Dawn Subdivision No. 1 and Sierra Dawn Subdivision No. 4,
and Northeasterly of the centerline of Murphy Gulch County Road,

That portion of the Southwest Quarter of the Southwest Quarter
(SW $\frac{1}{4}$ SW $\frac{1}{4}$) lying Southwest of the Southwesterly subdivision lines of the
Sierra Dawn Subdivision No. 1 and Sierra Dawn Subdivision No. 4, and
Northeasterly of the centerline of Murphy Gulch County Road,

That portion of the Southeast Quarter of the Southwest Quarter
(SE $\frac{1}{4}$ SW $\frac{1}{4}$) lying Southwest of the Southwesterly subdivision line and
Southeast of the Southeasterly subdivision line of the Sierra Dawn
Subdivision No. 4,

That portion of the Southwest Quarter of the Southeast Quarter
(SW $\frac{1}{4}$ SE $\frac{1}{4}$) lying Southeast of the Southeasterly subdivision line of the
Sierra Dawn Subdivision No. 4, and Southwesterly of the Southwest right
of way line of US Highway No. 14,

That portion of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$)
lying Southwesterly of the Southwest right of way line of US Highway
No. 14.



Section 25: All that portion lying Easterly of the centerline of Murphy Gulch County Road.

Section 36: All that portion lying Easterly of the centerline of Murphy Gulch County Road and North of a fence line, said fence line being described as follows: Commencing at the SW Corner of Section 35, Township 54 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, thence N 89°59'59" E, 10439.71 feet to a fence corner; thence N 00°05'21" W, 3212.36 feet along a fence line to the Point of Beginning of said described fence line; thence S 58°30'09" W, 244.31 feet along said fence line to a point; thence S 75°23'48" W, 357.10 feet along said fence line to a point; thence S 69°12'31" W, 265.72 feet along said fence line to a point; thence S 84°49'58" W, 430.87 feet along said fence line to a point; thence S 73°53'02" W, 872.27 feet along said fence line to a point; thence N 42°32'37" W, 371.17 feet along said fence line to a point; thence N 48°54'33" W, 309.28 feet along said fence line to a point; thence N 40°10'18" W, 411.65 feet along said fence line to a point; thence N 23°33'21" W, 92.03 feet along said fence line to a point; thence N 33°35'34" W, 28.82 feet along said fence line to a point on the Easterly right of way line of said Murphy Gulch County Road, said point being N 65°02'49" E, 8341.64 feet from said SW corner of said Section 35.