

**WARRANTY DEED**

**Cynthia Vannoy, a single person, and Sabrina McBride, a married person dealing in her sole and separate property, formerly known as and who took title as Sabrina Rhoades,** presently of Sheridan, Wyoming, GRANTORS, for valuable consideration in hand paid, the receipt of which is hereby acknowledged, CONVEY AND WARRANT to **EZ Land, LLC**, a Wyoming limited liability company, whose principal office mailing address is PO Box 262, Clearmont, Wyoming 82835, GRANTEE, the following described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:


See attached **Exhibit A**;

TOGETHER WITH all buildings, improvements, fences, gates, corals, cattle guards, stock wells, and fixtures situate on the above-described Property and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights appurtenant to, used on, or located on the above-described Property and together with all easements and appurtenances belonging thereto;

SUBJECT TO all real estate taxes for the year 2024 and any subsequent year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to all building, zoning, subdivision, or other regulations of any private or governmental entity;

DATED this 16 day of May 2024.


  
Cynthia Vannoy

  
Sabrina Rhoades

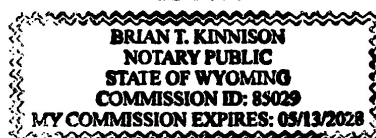
STATE OF WYOMING    )  
                              : ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by **Cynthia Vannoy and Sabrina Rhoades**, on this 16 day of May 2024.

WITNESS my hand and official seal.

  
Notary Public

My Commission Expires: 5-13-28



**EXHIBIT A**

A tract of land being a portion of Tract 40, a portion of Tract 41 – C and a portion of Tract 41 – D, all in Township 53 North, Range 79 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at the Southeast Corner of said Tract 40, also known as Corner No. 4 of Tract 40; thence S 89°17'21" W for a distance of 2,988.58 feet; thence N 52°39'40" W for a distance of 321.00 feet; thence N 66°04'38" W for a distance of 303.85 feet; thence N 34°45'05" E for a distance of 46.95 feet; thence N 80°06'26" E for a distance of 182.10 feet; thence N 56°12'04" E for a distance of 337.70 feet; thence S 83°51'57" E for a distance of 404.83 feet; thence N 5°56'05" E for a distance of 446.33 feet; thence N 46°29'48" E for a distance of 250.07 feet; thence N 16°45'46" E for a distance of 373.93 feet; thence N 52°05'57" E for a distance of 326.76 feet; thence N 72°54'16" E for a distance of 2,106.82 feet to a point on the East line of said Tract 40; thence along said East line on a bearing of S 0°40'50" E for a distance of 975.18 feet to Corner No. 4 of Tract 39, said Township 53 North, Range 79 West; thence continuing along the East line of said Tract 40, on a bearing of S 0°35'13" E for a distance of 1,314.45 feet to the point of beginning.

Said tract of land contains 118.45 Acres.

Basis of bearing is Wyoming State Plane, East Central Zone.