



WARRANTY DEED

Reese Oetken and Erin Oetken, Trustees of the Oetken Trust dated May 6, 2022, GRANTORS, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Reese Oetken and Erin Oetken, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 10 George Crook Lane, Sheridan WY 82801 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 our hands this 28 day of November, 2023.

The Oetken Trust dated May 6, 2022

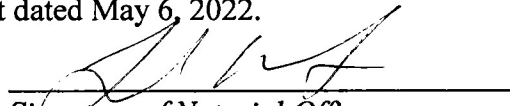

Reese Oetken, Trustee


Erin Oetken, Trustee

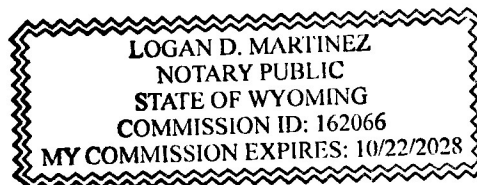
STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 28th day of November, 2023 by Reese Oetken, as Trustee of the Oetken Trust dated May 6, 2022.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28





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FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

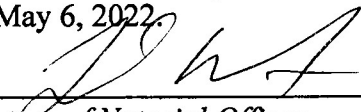
STATE OF WYOMING

COUNTY OF Sheridan

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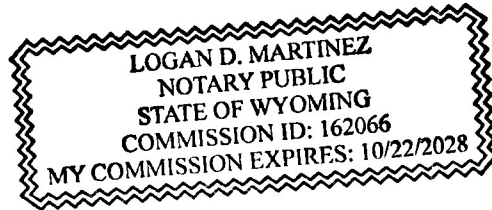
This instrument was acknowledged before me on the 28th day of November, 2023
by Erin Oetken, as Trustee of the Oetken Trust dated May 6, 2022.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28





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EXHIBIT "A"

A tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, known as Tract 17 of Bozeman Trail Ranches, an unofficial subdivision, said tract being more particularly described as follows:

Commencing at the northeast corner of said Section 35 (monumented with a 3-1/4" aluminum cap per PLS5369); thence S54°56'44"W, 2,667.22 feet, to a 2" aluminum cap per PLS 2615 being the POINT OF BEGINNING; thence S03°30'39"W, 1,728.20 feet, to a 2" aluminum cap per PLS 2615 lying on the right of way line of a sixty foot wide roadway; thence N66°00'40"W, 485.93 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right having a radius of 542.96 feet, a delta of 25°48'25", an arc length of 244.56 feet, a chord bearing of N53°06'27"W and a chord length of 242.50 feet to 2" aluminum cap per PLS 2615; thence N40°12'15"W, 582.46 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right having a radius of 199.18 feet, a delta of 10°37'30", an arc length of 36.94 feet, a chord bearing of N34°53'30"W and a chord length of 36.88 feet to 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left, a radius of 279.70 feet, a delta of 37°59'23", an arc length of 185.45 feet, a chord bearing of N49°37'10"E and a chord length of 182.08 feet to a 2" aluminum cap per PLS 2615; thence N30°37'29"E, 266.43 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left having a radius of 125.49 feet, a delta of 65°26'45", an arc length of 143.34 feet, a chord bearing of N02°05'53"W and a chord length of 135.67 feet to 2" aluminum cap per PLS 2615; thence N34°49'16"W, 345.29 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right having a radius of 542.96 feet, a delta of 21°15'07", an arc length of 201.39 feet, a chord bearing of N24°11'43"W and a chord length of 200.24 feet to 2" aluminum cap per PLS 2615; thence N13°34'10"W, 247.02 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the right having a radius of 35.00 feet, a delta of 124°34'22", an arc length of 76.10 feet, a chord bearing of N48°43'01"E and a chord length of 61.97 feet to 2" aluminum cap per PLS 2615; thence S68°59'47"E, 878.61 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left having a radius of 509.25 feet, a delta of 39°13'21", an arc length of 348.61 feet, a chord bearing of S88°36'28"E and a chord length of 341.85 feet to 2" aluminum cap per PLS 2615 to the POINT OF BEGINNING.

NO. 2023-789078 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WILCOX AGENCY

SHERIDAN WY 82801