

WARRANTY DEED

Jenny Lynn Kaser, as Successor Trustee of the Michael and Jenny Kaser Revocable Trust, UAD June 5, 2013, 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 Jarrod Cain and Karen Cain, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 61 Cowdrey Wy
82420, 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;

TOGETHER WITH all of Grantors' rights, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights, reservoir permits belonging or in any way appertaining to subject property;

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.

FURTHER SUBJECT TO the covenant that the property conveyed herein shall not be subdivided at anytime hereafter, it being the Grantor's and Grantees' express agreement that the property shall not be divided into smaller tracts and this covenant shall run in perpetuity.

WITNESS our hands this 20th day of July, 2021.

GRANTOR:

Jenny Lynn Kaser
Jenny Lynn Kaser, as Successor Trustee

**GRANTEES' acceptance of
Covenant to not subdivide:**

Jarrod Cain
Jarrod Cain

Karen Cain
Karen Cain

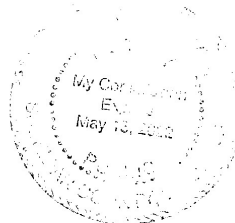
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20th day of July, 2021, by the Grantor, Jenny Lynn Kaser, as Successor Trustee of the Michael and Jenny Kaser Revocable Trust, UAD June 5, 2013.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



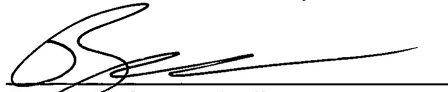


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FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20th day of July, 2021, by the Grantees,
Jarrod Cain and Karen Cain.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



EXHIBIT "A"

A tract of land situated in a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 19, Township 57 North, Range 85 West, and a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming more particularly described as follows:

Beginning at a point, said point being on the West right-of-way line of the Wolf Creek County Road, and S.55°59'08"E., 1203.76 feet from the West quarter corner of said Section 19; thence N.14°32'37"W., 921.23 feet to a point on the South line of a tract of land described in Book 294 of Deeds, Page 422; thence S.89°05'25"W., 81.95 feet to the SW corner of said tract; thence S.81°29'55"W., 89.06 feet to a point on the centerline of Tongue River and 200 feet North of the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S.23°25'28"W., 158.80 feet along said centerline to a point; thence S.61°44'34"W., 139.77 feet along said centerline to a point; thence N.86°53'13"W., 182.24 feet along said centerline to a point; thence N.62°16'22"W., 142.56 feet along said centerline to a point; thence N.31°57'30"W., 65.55 feet along said centerline to a point; thence N.0°50'22"W., 76.62 feet along said centerline to a point 200 feet North of the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S.89°37'51"W., 66.10 feet along said line to a point; thence S.89°49'56"W., 238.02 feet along said North line to a point on said centerline of Tongue River; thence S.21°48'03"W., 186.63 feet along said centerline to a point; thence S.19°20'16"W., 328.91 feet along said centerline to a point; thence S.13°41'56"E., 92.09 feet along said centerline to a point; thence S.13°39'07"W., 147.81 feet along said centerline to a point; thence S.26°53'00"W., 336.12 feet along said centerline to a point; thence leaving said centerline S.54°38'50"E., 247.57 feet to a point; thence S.41°49'19"E., 284.71 feet to a point; thence S.55°48'04"E., 28.11 feet to a point; thence S.53°56'20"E., 72.61 feet to a point; thence S.45°28'08"E., 181.08 feet to a point; thence S.80°46'41"E., 69.50 feet to a point on the West right-of-way line of said County Road; thence N.11°03'17"W., 120.88 feet along said right-of-way line to a point; thence N.07°54'49"W., 137.94 feet along said right-of-way line to a point; thence through a non tangent curve to the right have a delta of 89°30'30", a radius of 450.00 feet, a length of 703.00 feet, a chord bearing of N.42°57'14"E., and a chord length of 633.66 feet along said right-of-way line to a point; thence S.86°10'37"E., 137.97 feet along said right-of-way line to a point; thence S.82°58'37"E., 169.41 feet along said right-of-way line to a point; thence S.85°58'38"E., 121.74 feet along said right-of-way line to a point; thence through a curve to the left having a delta of 21°19'15", a radius of 248.66 feet, a length of 92.53 feet, a chord bearing of N.80°24'04"E., and a chord length of 92.00 feet along said right-of-way line to the point of beginning.