

WARRANTY DEED

Glen Shawn Madden, Trustee of the Shawn G. Madden Trust, dated November 15, 2004, GRANTOR, 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 Dellaina Kay Cathcart, a single person and Patrick Barker, a single person and Nicholas Sweeny, a single person, together as joint tenants with rights of survivorship, GRANTEES, whose address is 648 FRANK ST SHERIDAN WY 87801 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 13<sup>th</sup> day of July, 2023.

The Shawn G. Madden Trust, dated November 15, 2004

[Signature]  
Glen Shawn Madden, Trustee

STATE OF Wyoming  
COUNTY OF Goshen

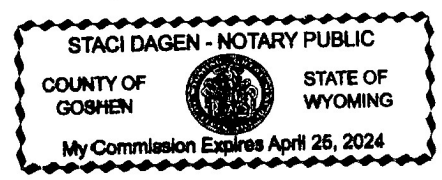
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This instrument was acknowledged before me on the 13<sup>th</sup> day of July, 2023 by Glen Shawn Madden, Trustee of The Shawn G. Madden Trust, dated November 15, 2004.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 4-25-24



## EXHIBIT A

A tract of land located in SE1/4NE1/4, W1/2SE1/4, NW1/4SW1/4, & S1/2NW1/4 of Section 27, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

**Commencing** at the east quarter corner of said Section 27 (Monumented with a 2" lead-filled pipe per Sheridan Wyoming Coal Co.); thence S61°32'42"W, 2800.59 feet to the **POINT OF BIGNNING** of said tract, said point lying on the northerly line of a tract of land shown of Surveyor's Certificate No. 160 and a fence line; thence S89°51'47"W, 1309.31 feet along said fence line and said Surveyor's Certificate No. 160 to a point; thence N25°25'34"W, 786.59 feet along said northeasterly line of Certificate No. 628 to a point; thence N58°26'32"W, 828.67 feet along said northeasterly line to a point, said point lying on the easterly line of said Right-of-Way Easement per Book 152 of Deeds, Page 441; thence, along said Right-of-Way Easement per Book 152 of Deeds, Page 441, through a curve to the right, having a radius of 1784.90 feet, a length of 259.00 feet, a central angle of 8°18'51", a chord bearing of N06°59'35"E and a chord distance of 258.78 feet to a point, said point lying on the southerly line of a tract of land described in Book 258 of Deeds, Page 240; thence, along said southerly line of said tract described in Book 258 of Deeds, Page 240, through a curve to the right, having a radius of 1040.92 feet, a length of 651.12 feet, a central angle of 35°50'24", a chord bearing of N35°32'11"E and a chord distance of 640.56 feet to a point; thence N36°29'51"W, 39.90 feet along said southerly line to a point; thence, along said southerly line, through a curve to the right, having a radius of 1080.92 feet, a length of 803.34 feet, a central angle of 42°34'55", a chord bearing of N74°49'41"E and a chord distance of 784.97 feet to a point; thence S06°05'06"W, 45.00 feet along said southerly line to a point; thence, along said southerly line through a spiral curve to the right, having a centerline length of 400.00 feet, a spiral chord bearing of S77°09'55"E, and a chord length of 380.06 feet to point; thence S73°55'28"E, 547.67 feet along said southerly line to a point; thence S14°53'35"W, 20.21 feet along said southerly line to a point; thence S73°53'49"E, 1040.08 feet along said southerly line to a point; thence, through a tangent curve to the right, having a central angle of 34°43'11" a radius of 125.00 feet, an arc length of 75.75 feet, a chord bearing of S63°46'32"W, and a chord length of 74.59 feet to point; thence S81°08'07"W, 83.00 feet to a point; thence S69°30'24"W, 116.68 feet to a point; thence S64°38'48"W, 57.57 feet to a point; thence, through a tangent curve to the left, having a central angle of 24°38'05" a radius of 300.00 feet, an arc length of 128.99 feet, a chord bearing of S52°19'46"W, and a chord length of 128.00 feet to point; thence S40°00'43"W, 67.79 feet to a point; thence, through a tangent curve to the right, having a central angle of 28°47'39" a radius of 200.00 feet, an arc length of 100.51 feet, a chord bearing of S54°24'33"W, and a chord length of 99.46 feet to point; thence S68°48'22"W, 107.62 feet to a point; thence S65°08'29"W, 37.80 feet to a point; thence S00°00'00"E, 1213.66 feet to the **POINT OF BEGINNING** of said tract.