

WARRANTY DEED

Stephen J. Miller and Sarah M. Miller, husband and wife, 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 Brandon ~~XX~~*Ray and Laura Ray, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 12 Sawyers St. 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 my/our hand(s) this 30th day of July, 2020.

Stephen J. Miller
Stephen J. Miller

Sarah M. Miller
Sarah M. Miller

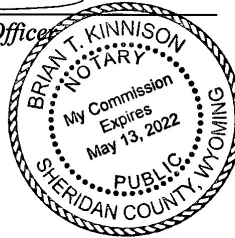
STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 30th day of July, 2020 by Stephen J. Miller.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 30th day of July, 2020 by Sarah M. Miller.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

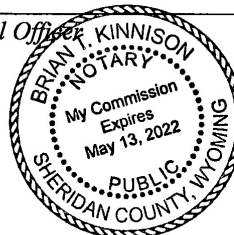




EXHIBIT "A"

A tract of land situated in Lots 3 and 4 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the south west corner of said Section 31 (monumented with a 3- $\frac{1}{4}$ " aluminum cap per PE&LS 580); thence N14°18'37" E, 2,559.39 feet to a 2" aluminum cap per PLS 2615, said point being the POINT OF BEGINNING of said tract; thence S89°06'56"E, 364.49 feet to a 2" aluminum cap per PLS 2615 lying on a fence line; thence S00°53'20" W, 579.34 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S18°02'01"E, 273.59 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S12°46'24"W, 173.41 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S07°40'57"E, 145.69 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S89°45'36"E, 49.44 feet along said fence line to a 2" aluminum cap per PLS 2615; thence S66°27'55"E, 416.67 feet along said fence line to a 1- $\frac{1}{2}$ " aluminum cap per PE&LS 3864 on the northwest corner of a tract of land described in Book 197 of Deeds, Page 230; thence S41°36'15"E, 356.31 feet along the westerly line of said tract described in Book 197 of Deeds, Page 230 to a 1- $\frac{1}{2}$ " aluminum cap per PE&LS 3864; thence S23°11'34"W, 188.45 feet along said westerly line to a 1- $\frac{1}{2}$ " aluminum cap per PE&LS 3864; thence S04°19'18"E, 144.44 feet along said westerly line to a point on the north right of way line of State Highway 331 witnessed by a 1- $\frac{1}{2}$ " aluminum cap per PE&LS 3864 bearing S04°19'18"E a distance of 0.23 feet; thence, along said north line through a curve to the left, having a radius of 450.98 feet, a delta of 06°57'52", an arc length of 54.82 feet, a chord bearing of S74°58'10"W, and a chord length of 54.78 feet to a 2" aluminum cap per PLS 2165 lying on the northerly right of way line of a sixty foot wide roadway; thence, along said right of way line through a curve to the right, having a radius of 202.63 feet, a delta of 12°44'19", an arc length of 45.05 feet, a chord bearing of N14°39'19"W, and a chord length of 44.96 feet to a 2" aluminum cap per PLS 2165; thence N08°17'10"W, 42.55 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 470.74 feet, a delta of 48°43'05", an arc length of 400.27 feet, a chord bearing of N32°38'43"W, and a chord length of 388.32 feet to a 2" aluminum cap per PLS 2615; thence N57°00'15"W, 289.29 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence N53°18'05"W, 186.53 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 120.95 feet, a delta of 161°16'58", an arc length of 340.46 feet, a chord bearing of S46°03'26"W, and a chord length of 238.68 feet to a 2" aluminum cap per PLS 2615; thence S34°35'03"E, 232.40 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence S40°32'15"E, 187.96 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 16.00 feet, a delta of 171°16'06", an arc length of 47.83 feet, a chord bearing of S45°05'48"W, and a chord length of 31.91 feet to a 2" aluminum cap per PLS 2615; thence N49°16'09"W, 213.89 feet along said right of way line to a 2" aluminum cap per PLS 2615; thence N62°09'40"W, 849.68 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 316.48 feet, a delta of 24°41'58", an arc length of 136.43 feet, a chord bearing of N74°30'39"W, and a chord length of 135.38 feet to a 2" aluminum cap per PLS 2615; thence N06°46'59"W, 1,086.83 feet to a 2" aluminum cap per PLS 2615; thence East, 352.10 feet to a 2" aluminum cap per PLS 2615; thence N74°35'50"E, 421.75 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that certain parcel of land conveyed to Wade A. Rosenlund and LuAnne L. Rosenlund as contained in Warranty Deed recorded August 21, 2015, Book 554, Page 794.