

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 Wade A. Rosenlund and LuAnne L. Rosenlund, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEEES, whose address is PO Box 6112, Sheridan, 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 EXHIBITS "A and B";

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 20th day of August, 2015.

Stephen J. Miller
Stephen J. Miller

Sarah M. Miller
Sarah M. Miller

STATE OF Wyoming
COUNTY OF Sheridan ss.

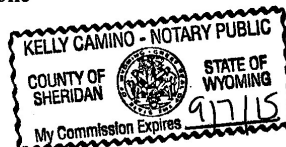
This instrument was acknowledged before me on the 20th day of Aug, 2015 by Stephen J. Miller.

WITNESS my hand and official seal.

Kelly Camino
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 9/7/15

STATE OF Wyoming
COUNTY OF Sheridan ss.



This instrument was acknowledged before me on the 20th day of August, 2015 by Sarah M. Miller.

WITNESS my hand and official seal.

Jodi C. Ilgen
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 12/13/15

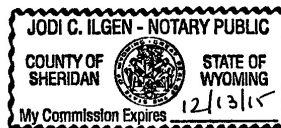




EXHIBIT "A"

OF A TRACT OF LAND SITUATED IN LOTS 3 AND 4 AND THE
SE1/4SW1/4 OF SECTION 31, T56N, R84W, 6TH P.M., SHERIDAN
COUNTY, WYOMING

LEGAL DESCRIPTION OF SUBJECT TRACT:

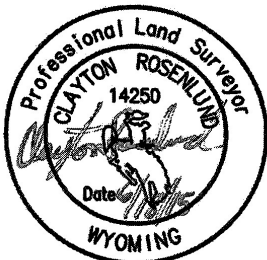
A TRACT OF LAND SITUATED IN LOTS 3 AND 4 AND THE SE1/4SW1/4 OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING THAT PORTION OF THE TRACT OF LAND DESCRIBED ON EXHIBIT "A" RECORDED IN BOOK 508, PAGE 323 OF SHERIDAN COUNTY RECORDS LYING EAST OF THE CENTERLINE OF THE ACCESS AND UTILITY EASEMENT DESCRIBED AND RECORDED IN BOOK 515, PAGE 440, SHERIDAN COUNTY RECORDS; SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N14°57'48"E, 2556.52 FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE S89°06'56"E, 334.42 FEET TO A POINT LYING IN A FENCE LINE; THENCE S00°53'20"W, 579.34 FEET ALONG SAID FENCE; THENCE S18°02'01"E, 273.59 FEET ALONG SAID FENCE; THENCE S12°46'24"W, 173.41 FEET ALONG SAID FENCE; THENCE S07°40'57"E, 145.69 FEET ALONG SAID FENCE; THENCE S89°45'36"E, 49.44 FEET ALONG SAID FENCE; THENCE S66°27'55"E, 418.67 FEET ALONG SAID FENCE TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 197 OF DEEDS, PAGE 230; THENCE S41°36'15"E, 358.31 FEET ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 197 OF DEEDS, PAGE 230; THENCE S23°11'34"W, 188.45 FEET ALONG SAID WESTERLY LINE; THENCE S04°19'18"E, 144.44 FEET ALONG SAID WESTERLY LINE TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 331; 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 54.81 FEET, A CHORD BEARING OF S74°58'10"W AND A CHORD LENGTH OF 54.78 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF A SIXTY FOOT WIDE ROADWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 202.63 FEET, A DELTA OF 12°44'21", AN ARC LENGTH OF 45.05 FEET, A CHORD BEARING OF N14°39'19"W AND A CHORD LENGTH OF 44.96 FEET; THENCE N08°17'10"W, 42.55 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 470.74 FEET, A DELTA OF 48°43'07", AN ARC LENGTH OF 400.27 FEET, A CHORD BEARING OF N32°38'43"W AND A CHORD LENGTH OF 388.32 FEET; THENCE N57°00'15"W, 289.29 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N53°18'05"W, 186.53 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 120.95 FEET, A DELTA OF 58°19'53", AN ARC LENGTH OF 123.14 FEET, A CHORD BEARING OF N82°28'03"W AND A CHORD LENGTH OF 117.89 FEET TO THE CENTERLINE OF THE ACCESS AND UTILITY EASEMENT DESCRIBED IN BOOK 515, PAGE 440; THENCE N22°37'03"W, 29.43 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA OF 33°14'57", AN ARC LENGTH OF 58.03 FEET, A CHORD BEARING OF N05°59'40"W AND A CHORD LENGTH OF 57.22 FEET; THENCE N10°37'44"E, 171.10 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A DELTA OF 32°25'10", AN ARC LENGTH OF 565.83 FEET, A CHORD BEARING OF N05°34'51"W AND A CHORD LENGTH OF 558.31 FEET; THENCE N21°47'26"W, 449.74 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 8.9 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF PRIOR RECORD.

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT
THIS EXHIBIT WAS MADE FROM RECORDED
DOCUMENTS AND THAT IT IS CORRECT AND ACCURATE
AS DESCRIBED.



BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND



Cannon Consulting LLC
Making
every shot count

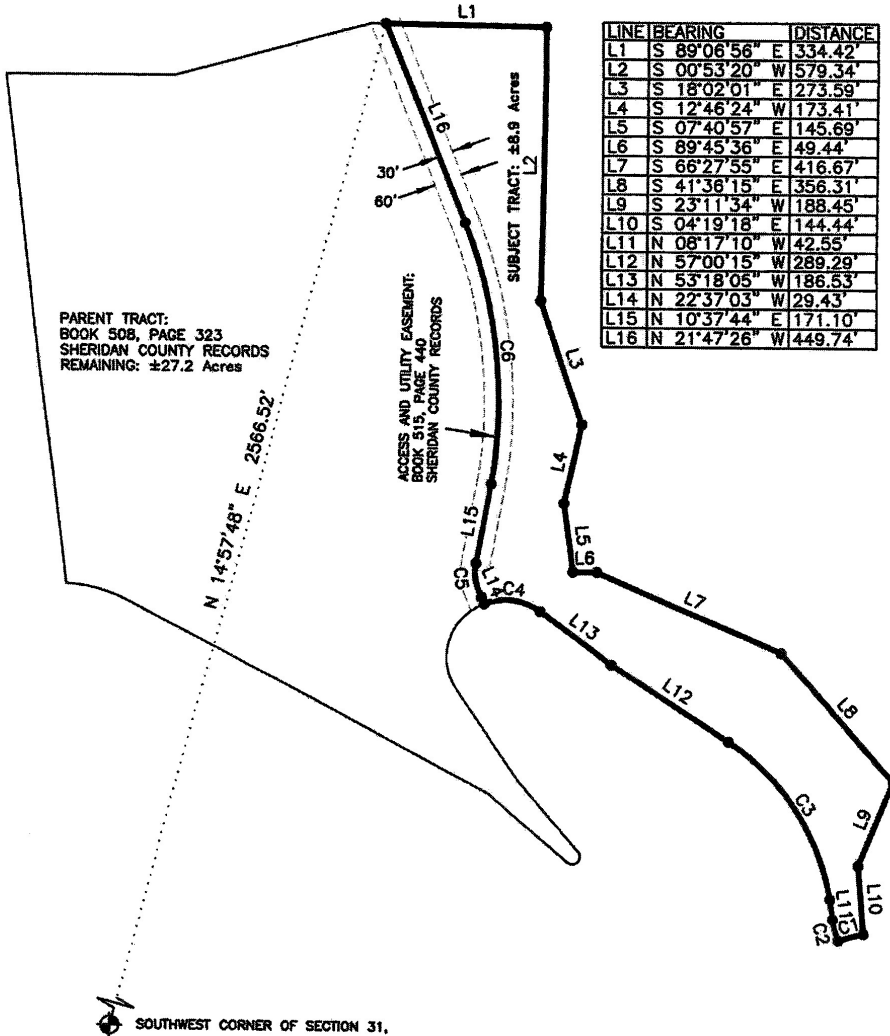
FOR:
STEPHAN J. MILLER
AND SARAH M. MILLER



EXHIBIT "B"

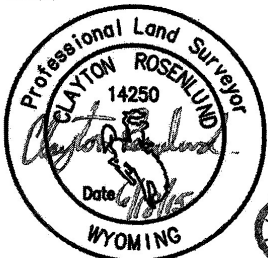
OF A TRACT OF LAND SITUATED IN LOTS 3 AND 4 AND THE
SE1/4SW1/4 OF SECTION 31, T56N, R84W, 6TH P.M., SHERIDAN
COUNTY, WYOMING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	54.81'	450.98'	6°57'50"	S 74°58'10" W	54.78'
C2	45.05'	202.63'	12°44'21"	N 14°39'19" W	44.96'
C3	400.27'	470.74'	48°43'07"	N 32°38'43" W	388.32'
C4	123.14'	120.95'	58°19'53"	N 82°28'03" W	117.89'
C5	58.03'	100.00'	33°14'57"	N 05°59'40" W	57.22'
C6	565.83'	1000.00'	32°25'10"	N 05°34'51" W	558.31'

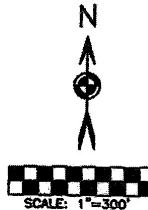


LINE	BEARING	DISTANCE
L1	S 89°06'56" E	334.42'
L2	S 00°53'20" W	579.34'
L3	S 18°02'01" E	273.59'
L4	S 12°46'24" W	173.41'
L5	S 07°40'57" E	145.69'
L6	S 89°45'36" E	49.44'
L7	S 66°27'55" E	416.67'
L8	S 41°36'15" E	356.31'
L9	S 23°11'34" W	188.45'
L10	S 04°19'18" E	144.44'
L11	N 08°17'10" W	42.55'
L12	N 57°00'15" W	289.29'
L13	N 53°18'05" W	186.53'
L14	N 22°37'03" W	29.43'
L15	N 10°37'44" E	171.10'
L16	N 21°47'26" W	449.74'

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT
THIS EXHIBIT WAS MADE FROM RECORDED
DOCUMENTS AND IS CORRECT AND ACCURATE AS
SHOWN.



BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND



FOR:
STEPHAN J. MILLER
AND SARAH M. MILLER

Prepared by Cannon Consulting LLC/ (307)752-0109

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NO. 2015-721588 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801