

WARRANTY DEED

Galen Voss and Andrea Voss, 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 Robert J. Whisonant and Peggy L. Whisonant, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 333 Trout Peak Dr, Cody WY 82414, 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 20 day of January, 2017. AV G.M.V.
Galen M. Voss Andrea Voss
Galen Voss Andrea Voss

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 20 day of January, 2017 by Galen Voss.

WITNESS my hand and official seal.

My Commission expires: 4-10-18

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 20 day of January, 2017 by Andrea Voss.

WITNESS my hand and official seal.

My Commission expires: 4-10-18

Justin P. Stroup
Signature of Notarial Officer
Title: Notary Public



Justin P. Stroup
Signature of Notarial Officer
Title: Notary Public



EXHIBIT "A"

A tract of land located in the SE¼NW¼ of Section 4, Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows: BEGINNING at a point located S44°10'13"E, 2745.54 feet from the East 1/16 corner of said Section 4: thence S07°55'03"W, 22.05 feet; thence N87°18'51"W, 171.55 feet; thence S33°40'28"W, 147.05 feet; thence West, 46.67 feet; thence S89°31'43"W, 39.34 feet; thence N27°00'58"E, 306.56 feet; thence S56°01'20"E, 244.43 feet to the point of beginning.

AND

A tract of land described in Book 295 of Deeds, Page 553, Book 410 of Deeds, Page 512, and situated in Lot 2, Lot 3 and the SE¼NW¼ of Section 4, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows: COMMENCING at the northwest corner of said Section 4; thence S33°49'53"E, 2494.86 feet to the POINT OF BEGINNING of said tract, said point lying on the east right of way line of State Highway No. 335; thence N89°31'43"E, 317.70 feet along the north line of a tract of land described in Book 336 of Deeds, Page 13, to a point, said point lying on the westerly line of a tract of land described in Book 407 of Deeds, Page 486; thence N27°00'58"E, 306.56 feet along said westerly line to a point; thence S56°01'20"E, 378.00 feet along said westerly line to a point; thence N33°31'06"E, 217.58 feet along said westerly line to a point; thence N24°36'12"E, 736.57 feet along said westerly line to a point; thence N89°57'51"W, 79.87 feet along said westerly line to a point, said point lying on the centerline of Little Goose Creek and being the southeast corner of a tract of land described in Book 295 of Deeds, Page 553; thence N34°33'36"E, 120.61 feet along said centerline and said westerly line described in Book 407 of Deeds, Page 486 to a point; thence N10°47'08"E, 39.16 feet along said centerline and said westerly line to a point; thence N28°39'11"E, 214.51 feet along said centerline and said westerly line to a point; thence N17°57'46"W, 42.71 feet along said centerline and said westerly line to a point; thence N61°25'21"W, 244.85 feet along said centerline and said westerly line to a point; thence N70°44'10"W, 157.35 feet along said centerline and said westerly line to a point; thence N18°51'43"W, 70.78 feet along said centerline and said westerly line to a point; thence N65°15'54"W, 51.71 feet along said centerline and said westerly line to a point, said point being the northeast corner of a tract of land described in Book 318 of Deeds, page 109; thence S01°07'10"E, 270.27 feet along the east line of said tract of land described in Book 318 of Deeds, Page 109 to a point, said point being the southeast corner of said tract of land described in Book 318 of Deeds, Page 109; thence S89°13'16"W, 870.14 feet along the south line of said tract of land described in Book 318 of Deeds, Page 109 and a tract of land described in Book 352 of Deeds, Page 314 to a point, said point lying on said east right of way line of State Highway No. 335; thence S00°42'09"E, 1257.97 feet along said east right of way line to the POINT OF BEGINNING of said tract.

EXCEPTING that portion conveyed to the Transportation Commission of Wyoming as contained in Warranty Deed recorded August 31, 2001 in Book 426 of Deeds, Page 420.

ALSO EXCEPTING a tract of land conveyed to Powder Horn Ranch - 2, L.L. C., as contained in Warranty Deed Recorded: February 8, 2007, Book 481, Page 671.