



2024-792070 5/20/2024 11:31 AM PAGE: 1 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

WW Land Group, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the **GRANTEE, Duncan Contracting LC, a Wyoming limited liability company**, whose address is P.O. Box 1024, Buffalo, WY, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

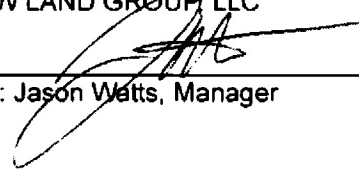
SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 hand(s) this 20th day of May, 2024.

WW LAND GROUP LLC


By: Jason Watts, Manager

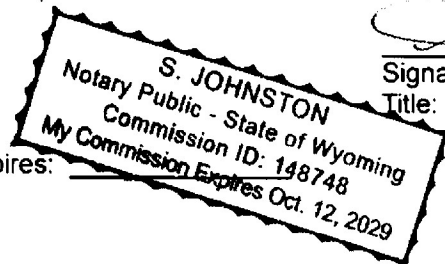
State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Jason Watts, Manager of WW Land Group, LLC, a Wyoming limited liability company, this 20th day of May, 2024

Witness my hand and official seal.

My Commission Expires:



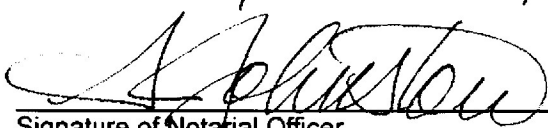

Signature of Notary Officer
Title: Notary Public

EXHIBIT "A" - LEGAL DESCRIPTION

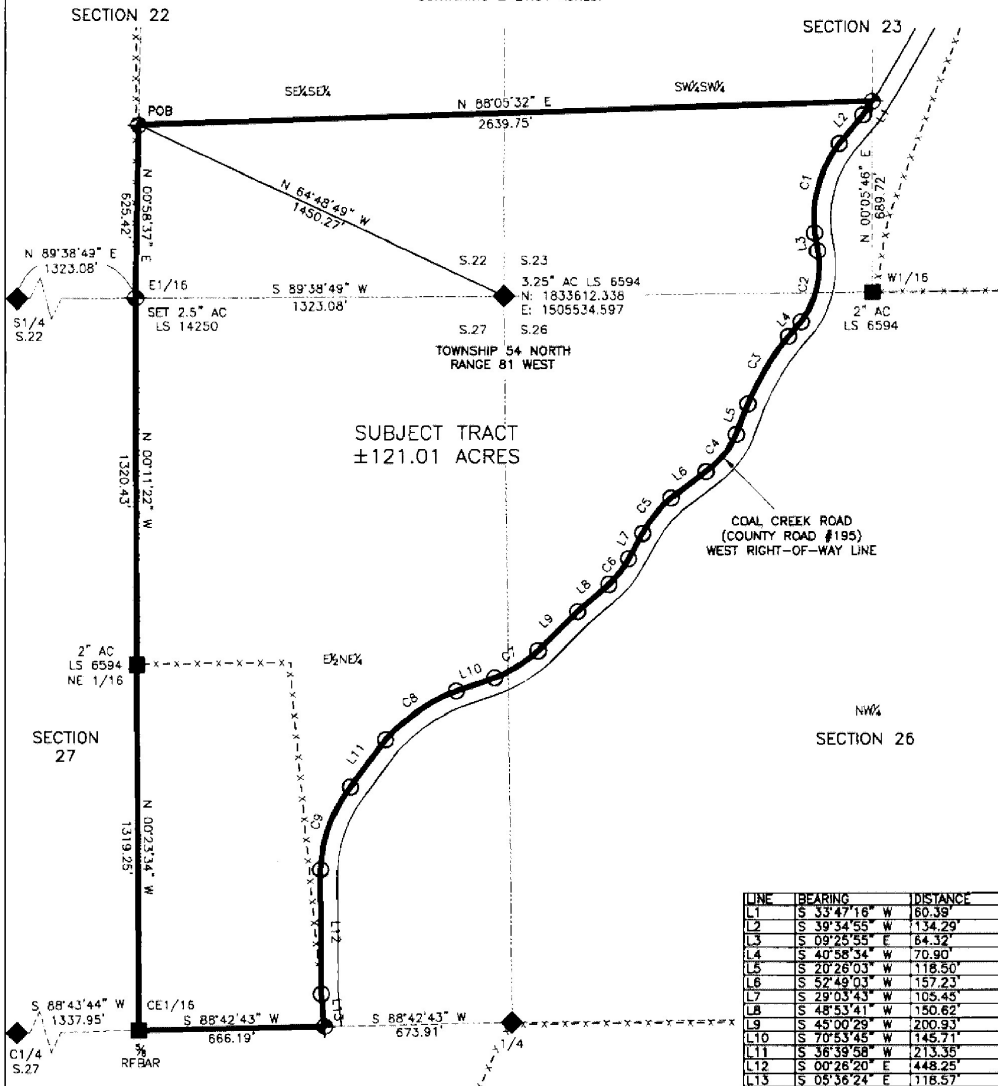
A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 22, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 23, THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION 27 AND THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING WEST OF COAL CREEK ROAD (AKA COUNTY ROAD NO. 195) RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N 64°48'49" W, 1450.27 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 22 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 88°05'32" E, 2639.75 FEET TO THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF SAID COAL CREEK ROAD; THENCE ALONG SAID WEST R.O.W. LINE S 33°47'16" W, 60.39 FEET; THENCE ALONG SAID WEST R.O.W. LINE S 39°34'55" W, 134.29 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 445.70 FEET, AN ARC LENGTH OF 344.96 FEET, A CHORD OF S 15°23'21" W, 336.42 FEET AND A DELTA OF 44°20'43.14"; THENCE ALONG SAID WEST R.O.W. LINE S 09°25'55" E, 64.32 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 331.35 FEET, AN ARC LENGTH OF 269.01 FEET, A CHORD OF S 12°49'23" W, 261.68 FEET AND A DELTA OF 46°30'58.93"; THENCE ALONG SAID WEST R.O.W. LINE S 40°58'34" W, 70.90 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 939.15 FEET, AN ARC LENGTH OF 284.31 FEET, A CHORD OF S 30°46'31" W, 283.23 FEET AND A DELTA OF 17°20'43.27"; THENCE ALONG SAID WEST R.O.W. LINE S 20°26'03" W, 118.50 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 316.36 FEET, AN ARC LENGTH OF 173.76 FEET, A CHORD OF S 39°19'18" W, 171.59 FEET AND A DELTA OF 31°28'12.41"; THENCE ALONG SAID WEST R.O.W. LINE S 52°49'03" W, 157.23 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 460.51 FEET, AN ARC LENGTH OF 163.67 FEET, A CHORD OF S 39°01'49" W, 162.81 FEET AND A DELTA OF 20°21'46.76"; THENCE ALONG SAID WEST R.O.W. LINE S 29°03'43" W, 105.45 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 361.77 FEET, AN ARC LENGTH OF 115.80 FEET, A CHORD OF S 37°39'53" W, 115.31 FEET AND A DELTA OF 18°20'24.85"; THENCE ALONG SAID WEST R.O.W. LINE S 48°53'41" W, 150.62 FEET; THENCE ALONG SAID WEST R.O.W. LINE S 45°00'29" W, 200.93 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 508.04 FEET, AN ARC LENGTH OF 185.49 FEET, A CHORD OF S 58°24'02" W, 184.46 FEET AND A DELTA OF 20°55'42.92"; THENCE ALONG SAID WEST R.O.W. LINE S 70°53'45" W, 145.71 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 662.23 FEET, AN ARC LENGTH OF 311.24 FEET, A CHORD OF S 55°32'53" W, 308.39 FEET AND A DELTA OF 26°55'42.20"; THENCE ALONG SAID WEST R.O.W. LINE S 36°39'58" W, 213.35 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 528.47 FEET, AN ARC LENGTH OF 321.40 FEET, A CHORD OF S 19°28'15" W, 316.47 FEET AND A DELTA OF 34°50'42.42"; THENCE ALONG SAID WEST R.O.W. LINE S 00°26'20" E, 448.25 FEET; THENCE ALONG SAID WEST R.O.W. LINE S 05°36'24" E, 118.57 FEET TO THE SOUTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION 27; THENCE S 88°42'43" W, 666.19 FEET ALONG SAID SOUTH LINE TO THE CENTER EAST 1/16th CORNER OF SECTION 27; THENCE N 00°23'34" W, 1319.25 FEET ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) TO THE NORTHEAST 1/16th CORNER OF SECTION 27; THENCE N 00°11'22" W, 1320.43 FEET ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) TO THE EAST 1/16th CORNER OF SAID SECTIONS 22 AND 27, THENCE N 00°58'37" E, 625.42 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 22 TO THE POINT OF BEGINNING.



EXHIBIT OF SURVEY

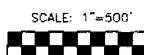
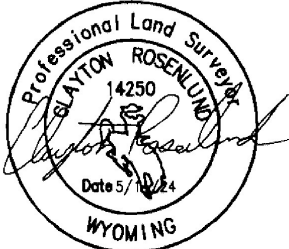
OF PORTIONS OF THE EAST HALF OF THE NORTH-EAST QUARTER (E $\frac{1}{2}$ NE $\frac{1}{4}$) OF SECTION 27 AND THE WEST HALF OF THE NORTHWEST QUARTER (W $\frac{1}{2}$ NW $\frac{1}{4}$) OF SECTION 26, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 22 AND OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 81 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING WEST OF COAL CREEK ROAD RIGHT-OF-WAY CONTAINING ± 121.01 ACRES.



LINE	BEARING	DISTANCE
L1	S 33°47'18\" W	60.38
L2	S 39°34'55\" W	134.29
L3	S 09°25'55\" E	84.32
L4	S 40°58'34\" W	70.90
L5	S 20°26'03\" W	118.50
L6	S 52°49'03\" W	157.23
L7	S 29°03'43\" W	105.45
L8	S 48°53'41\" W	150.62
L9	S 45°00'29\" W	200.93
L10	S 70°53'45\" W	145.71
L11	S 36°39'58\" W	213.35
L12	S 00°26'20\" E	448.25
L13	S 05°36'24\" E	118.57

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	445.70	344.96	336.42	S 15°23'21\" W	44°20'43.14
C2	331.35	269.01	261.88	S 12°49'23\" W	46°30'58.93
C3	939.15	284.31	283.23	S 30°48'31\" W	17°20'43.27
C4	316.38	173.76	171.59	S 39°19'18\" W	31°28'12.41
C5	460.51	163.67	162.81	S 39°01'49\" W	20°21'46.76
C6	361.77	115.80	115.31	S 37°39'53\" W	18°20'24.85
C7	508.04	185.49	184.46	S 58°24'02\" W	20°53'08.92
C8	662.23	311.24	308.39	S 55°32'53\" W	28°55'42.20
C9	528.47	321.40	316.47	S 19°28'15\" W	34°50'42.42

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND DO HEREBY
CERTIFY THAT THIS PLAT WAS MADE FROM AN
ACTUAL FIELD SURVEY PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT IT
CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US
SURVEY FEET)
PAF:1.000235

LEGEND

- CALCULATED CORNER
- ◆ 3.25\" AC LS 6594
- FOUND CORNER AS NOTED
- ◆ SET 1.5\" AC PER LS 14250
- AC ALUMINUM CAP
- PROPERTY BOUNDARY
- - - SECTION LINES
- - - - INTERIOR SECTION LINES

PREPARED BY:

Cannon Consulting LLC (307) 752-0109



Cannon Consulting LLC
Making every shot count

FOR:

WW LAND GROUP
4 COWBOY TRAIL
BUFFALO, WYOMING, 82834

Date: 5/14/24

NO. 2024-792070 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEEN AVE
SHERIDAN WY 82801