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FEES: $18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED TO TRUSTEES

REESE OETKEN and ERIN OETKEN, husband and wife ("Grantors"), whose address is 10 George Crook Lane, Sheridan, Wyoming 82801, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and warrant to REESE OETKEN and ERIN OETKEN, TRUSTEES OF THE OETKEN TRUST DATED MAY 6, 2022 ("Grantee"), whose address is 10 George Crook Lane, Sheridan, Wyoming 82801, all of Grantors' interest in the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

See attached Exhibit A.

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.

W.S., §4-10-402(c) shall apply to the property which was owned by the Grantors as tenants by the entireties before it was conveyed to this Trust, and any proceeds resulting from the sale or disposition thereof.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 6th day of May, 2022.

REESE OETKEN, Grantor

ERIN OETKEN, Grantor

STATE OF WYOMING)
: ss.
County of Sheridan)

The above and foregoing Warranty Deed to Trustees was subscribed, sworn to and acknowledged before me this 6th day of May, 2022, by REESE OETKEN and ERIN OETKEN, husband and wife.

WITNESS my hand and official seal.

SHERYL S. BUNTING - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES JANUARY 7, 2023

My Commission expires: 1/7/2023

Notarial Officer

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EXHIBIT A

10 George Crook Lane, Sheridan, Wyoming

A tract of land situated in the E1/2NW1/4, SW1/4NE1/4, NW1/4SE1/4, NE1/4SE1/4 of Section 35, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, known as Tract 17 of Bozeman Trail Ranches, an unofficial subdivision, said tract being more particularly described as follows:

Commencing at the northeast corner of said Section 35 (monumented with a 3 1/4" aluminum cap per PLS5369); thence S54°56'44"W, 2667.22 feet, to a 2" aluminum cap per PLS 2615 being the POINT OF BEGINNING; thence S03°30'39"W, 1728.20 feet to a 2" aluminum cap per PLS 2615 lying on the right of way line of a sixty foot wide roadway; thence N66°00'40"W, 485.93 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 542.96 feet, a delta of 25°48'25", an arc length of 244.56 feet, a chord bearing of N53°06'27"W and a chord length of 242.50 feet to a 2" aluminum cap per PLS 2615; thence N40°12'15"W, 582.46 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 199.18 feet, a delta of 10°37'30", an arc length of 36.94 feet, a chord bearing of N34°53'30"W and a chord length of 36.88 feet 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 279.70 feet, a delta of 37°59'23", an arc length of 185.45 feet, a chord bearing of N49°37'10"E and a chord length of 182.08 feet to a 2" aluminum cap per PLS 2165; thence N30°37'29"E, 266.43 feet, along said right of way 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 125.49 feet, a delta of 65°26'45", an arc length of 143.34 feet, a chord bearing of N02°05'53"W and a chord length of 135.67 feet to a 2" aluminum cap per PLS 2615; thence N34°49'16"W, 345.29 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way through a curve to the right having a radius of 542.96 feet, a delta of 21°15'07", an arc length of 201.39 feet, a chord bearing of N24°11 '43"W and a chord length of 200.24 feet to a 2" aluminum cap per PLS 2615; thence N13°34'10"W, 247.02 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 35.00 feet, a delta of 124°34'22", an arc length of 76.10 feet, a chord bearing of N48°43'01"E and a chord length of 61.97 feet to a 2" aluminum cap per PLS 2615; thence S68°59'47"E, 878.61 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 509.25 feet, a delta of 39°13'21", an arc length of 348.61 feet, a chord bearing of S88°36'28"E and a chord length of 341.85 feet to a 2" aluminum cap per PLS 2615 to the POINT OF BEGINNING (purported to contain 35.35 acres, more or less).

Bearings are the Wyoming Coordinate System, NAD 1983 East Central Zone.

608 Jackson Avenue, Sheridan, Wyoming

All of Lot 16, except the West 15 feet thereof, in Block 9 Highland Park Second Addition to the City of Sheridan, Sheridan County, Wyoming.

1436 North Heights Lane, Sheridan, Wyoming

Lot 12, Block 5, North Heights, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 215, indexed as Plat N-4 by the Sheridan County Clerk.