

WARRANTY DEED

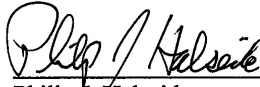
Philip J. Halseide, a married person dealing in his sole and separate property, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Brian John Venn and Stephanie A. Venn, Trustees of The Brian John Venn Living Trust dated June 22, 2012, an undivided one-half interest, AND Stephanie A. Venn and Brian John Venn, Trustees of The Stephanie A. Venn Living Trust dated June 22, 2012, an undivided one-half interest, GRANTEES, whose address is 54 Hollow Creek Rd. 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 5 day of June, 2018.


Philip J. Halseide

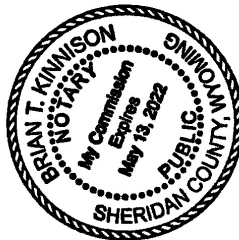
STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 5th day of June, 2018 by Philip J. Halseide.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

Tract 3 of Eaglestone Ranch Tracts, Phase One, as shown on the Certificates of Survey recorded in the records of the Sheridan County Clerk on October 19, 2004, in Plat Book A, Pages 330 and 331 (the "Certificates"), and as more specifically described as follows:

A tract of land located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 11, T54N, R84W, 6th P.M., Sheridan County, Wyoming, and more particularly described as follows:

BEGINNING at a point which is located S00°08'23"E, 2,330.73 feet; thence N88°50'04"W, 143.23 feet from the N $\frac{1}{4}$ corner of said Section 11, said point of BEGINNING being located in the center of Hollow Creek Road, a 60-foot road easement; thence with said centerline S16°12'58"W, 328.63 feet to the PC of a curve to the Left with a radius of 800.00 feet, an arc length of 708.03 feet, a chord of S09°08'17"E, 685.14 feet to a point; thence leaving said centerline S59°15'57"W, 1,383.18 feet to a point; thence N00°06'22"W, 1,722.81 feet to a point; thence S88°50'04"E, 1,175.30 feet to the point of BEGINNING.

NO. 2018-742888 WARRANTY DEED

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