

## WARRANTY DEED

Steven C. Schuette, Trustee of the Schuette Family Revocable Trust dated October 26, 2012, amended March 10, 2016 and amended November 16, 2016, and any amendments thereto, GRANTOR, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Steven C. Schuette, Trustee of the Schuette Family Revocable Trust dated October 26, 2012, amended March 10, 2016 and amended November 16, 2016, and any amendments thereto,, GRANTEE, whose address is 234 Dow Prong Road, Banner WY 82832 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 ATTACHED EXHIBIT 'A'

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 our hands this 12 day of JUNE, 2024

The Schuette Family Revocable Trust dated October 26, 2012, amended March 10, 2016 and amended November 16, 2016, and any amendments thereto

Steven C Schuette  
Steven C. Schuette, Trustee

STATE OF WYOMING )

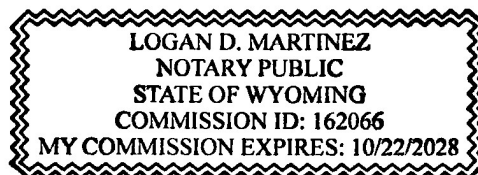
COUNTY OF Sheridan )ss.  
)

This instrument was acknowledged before me on the 12<sup>th</sup> day of June, 2024 by Steven C. Schuette, Trustee of the Schuette Family Revocable Trust dated October 26, 2012, amended March 10, 2016 and amended November 16, 2016, and any amendments thereto.

WITNESS my hand and official seal.

My Commission expires: 10-22-28

Logan D. Martinez  
Signature of Notarial Officer  
Title: Notary Public





## EXHIBIT 'A'

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 9, TOWNSHIP 54 NORTH, RANGE 82 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 4 MONUMENTED WITH A 3.25" ALUMINUM CAP BY LS 2097, AND THE POINT OF BEGINNING; THENCE S 89°46'01" E, 1316.13 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SAID SECTION 4 TO THE CENTER WEST SIXTEENTH (CW1/16) CORNER OF SAID SECTION 4; THENCE S 00°41'34" E, 1320.06 FEET ALONG EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION 4 TO THE SOUTHWEST SIXTEENTH (SW1/16) CORNER OF SAID SECTION 4; THENCE S 89°42'58" E, 108.22 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SAID SECTION 4 TO THE CENTERLINE OF DOW PRONG ROAD; THENCE S 06°58'06" E, 135.91 FEET ALONG SAID CENTERLINE OF DOW PRONG ROAD; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT WITH A RADIUS OF 868.29 FEET, AN ARC LENGTH OF 331.73 FEET, A DELTA OF 21°54'01" AND A CHORD OF S 00°00'1" E, 329.72 FEET; THENCE S 14°50'24" W, 1079.23 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT WITH A RADIUS OF 5488.34 FEET, AN ARC LENGTH OF 340.30 FEET, A DELTA OF 03°33'09" AND A CHORD OF S 13°25'57" W, 340.25 FEET; THENCE S 10°12'44" W, 395.28 FEET ALONG SAID CENTERLINE; THENCE S 11°44'55" W, 412.31 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF THE NORTHWEST WEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE N 89°48'37" W, 908.84 FEET ALONG SAID SOUTH LINE TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 9 and SECTION 8 OF SAID TOWNSHIP; THENCE N 00°22'09" W, 1316.77 FEET ALONG THE WEST LINE OF SAID SECTION 9 TO THE NORTHWEST CORNER OF SAID SECTION 9; THENCE N 00°39'07" W, 2637.77 FEET ALONG THE WEST LINE OF SAID SECTION 4 TO THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 4 AND THE POINT OF BEGINNING.

# EXHIBIT OF SURVEY

OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 9, TOWNSHIP 54 NORTH, RANGE 82 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING CONTAINING ±4911859 SQ. FT. (±112.76 ACRES) MORE OR LESS.

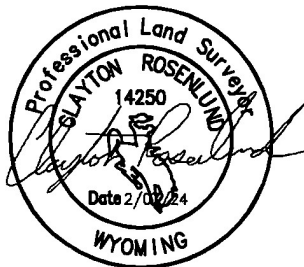
## LEGAL DESCRIPTION;

OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 9, TOWNSHIP 54 NORTH, RANGE 82 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 4 MONUMENTED WITH A 3.25" ALUMINUM CAP BY LS 2097, AND THE POINT OF BEGINNING; THENCE S 89°46'01" E, 1316.13 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SAID SECTION 4 TO THE CENTER WEST SIXTEENTH (CW1/16) CORNER OF SAID SECTION 4; THENCE S 00°41'34" E, 1320.06 FEET ALONG EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION 4 TO THE SOUTHWEST SIXTEENTH (SW1/16) CORNER OF SAID SECTION 4; THENCE S 89°42'58" E, 108.22 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 4 TO THE CENTERLINE OF DOW PRONG ROAD; THENCE S 06°58'06" E, 135.91 FEET ALONG SAID CENTERLINE OF DOW PRONG ROAD; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT WITH A RADIUS OF 868.29 FEET, AN ARC LENGTH OF 331.73 FEET, A DELTA OF 21°54'01" AND A CHORD OF S 00°00'11" E, 329.72 FEET; THENCE S 14°50'24" W, 1079.23 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT WITH A RADIUS OF 5488.34 FEET, AN ARC LENGTH OF 340.30 FEET, A DELTA OF 03°33'09" AND A CHORD OF S 13°25'57" W, 340.25 FEET; THENCE S 10°12'44" W, 395.28 FEET ALONG SAID CENTERLINE; THENCE S 11°44'55" W, 412.31 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE N 89°48'37" W, 908.84 FEET ALONG SAID SOUTH LINE TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 9 and SECTION 8 OF SAID TOWNSHIP; THENCE N 00°22'09" W, 1316.77 FEET ALONG THE WEST LINE OF SAID SECTION 9 TO THE NORTHWEST CORNER OF SAID SECTION 9; THENCE N 00°39'07" W, 2637.77 FEET ALONG THE WEST LINE OF SAID SECTION 4 TO THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 4 AND THE POINT OF BEGINNING, SUBJECT TRACT CONTAINING ±112.76 ACRES MORE OR LESS.

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES

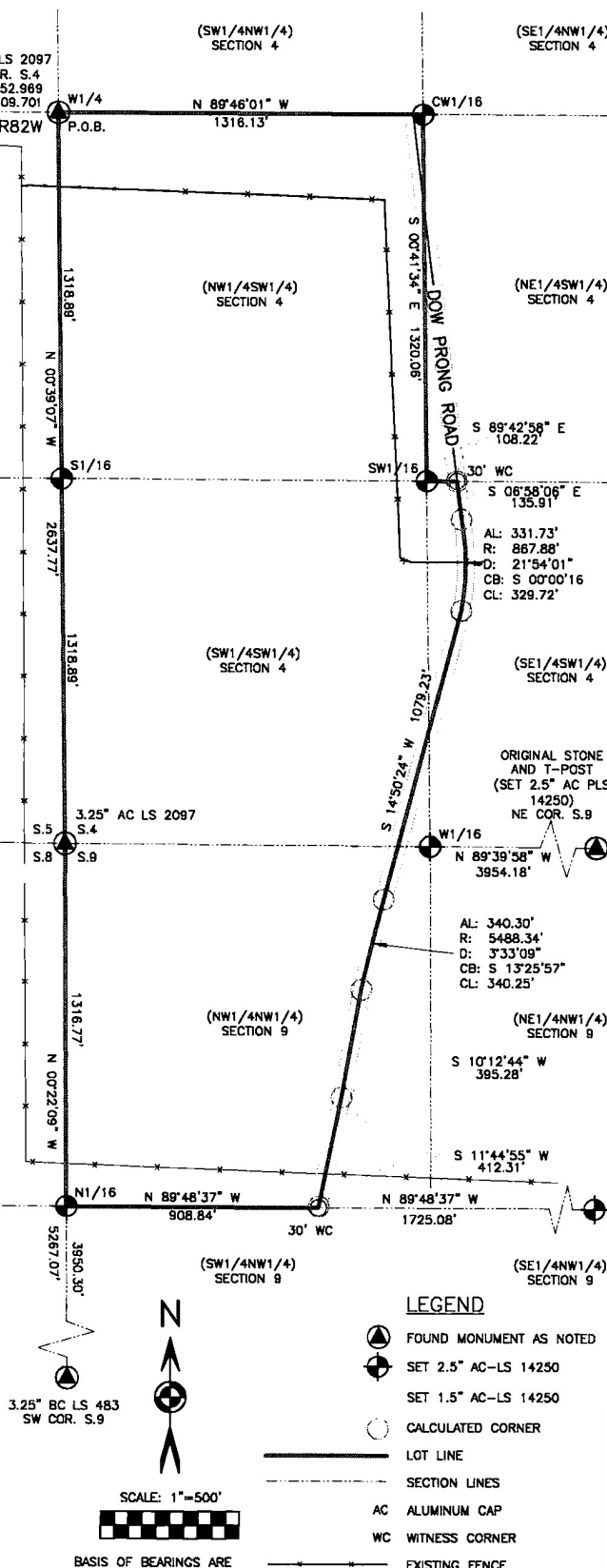
SURVEYOR'S CERTIFICATE:  
I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



**Cannon Consulting LLC**  
Making every short count

PREPARED BY:

Cannon Consulting LLC (307) 762-0109



## LEGEND

- FOUND MONUMENT AS NOTED
- SET 2.5" AC-LS 14250
- SET 1.5" AC-LS 14250
- CALCULATED CORNER
- LOT LINE
- SECTION LINES
- AC ALUMINUM CAP
- WC WITNESS CORNER
- EXISTING FENCE

FOR:

STEVEN SCHUETTE  
BANNER, WY 82832

Date: 2/7/24

2024-792496 6/12/2024 3:57 PM PAGE: 3 OF 3  
FEES: \$18.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2024-792496 WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801