

WARRANTY DEED

JOHN QUINN, JR. AND BONNIE M. QUINN, husband and wife, Grantors, of Johnson County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEY AND WARRANT TO BONNIE M. QUINN, TRUSTEE OF THE BONNIE M. QUINN REVOCABLE TRUST DATED MARCH 7, 1995, WHICH TRUST WAS CREATED FOR THE BENEFIT OF BONNIE M. QUINN, Grantee, whose address is 231 Dow Prong Road, Banner, Wyoming 82832, an undivided one-half (1/2) interest in and to the following-described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Township 54 North, Range 82 West, 6th P.M.
Sheridan County, Wyoming

Section 3: All except NW $\frac{1}{4}$ SW $\frac{1}{4}$;
 Section 4: W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$;
 Section 9: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$;
 Section 10: W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$;
 Section 15: N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$;
 Section 16: All;
 Section 21: NE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$;
 Section 22: NW $\frac{1}{4}$ NW $\frac{1}{4}$;
 Section 26: SW $\frac{1}{4}$;
 Section 27: S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$;
 Section 28: NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$;
 Section 33: NE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$;
 Section 34: All;
 Section 35: SW $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$;

Township 55 North, Range 82 West, 6th P.M.
Sheridan County, Wyoming

Section 34: SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$.

TOGETHER WITH all improvements situate thereon and all easements and appurtenances thereunto belonging;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

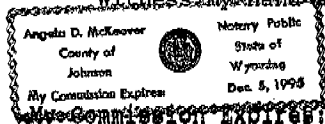
WITNESS OUR HANDS this 7th day of MARCH, 1995.

John Quinn Jr
 JOHN QUINN, JR.
Bonnie M. Quinn
 BONNIE M. QUINN

STATE OF WYOMING)
) ss.
 County of Johnson)

The foregoing instrument was acknowledged before me by JOHN QUINN, JR. AND BONNIE M. QUINN, husband and wife, this 7 day of March, 1995.

Witness my hand and official seal.



Angela D. McKeever
 Notary Public

12/5/95

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 12th 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

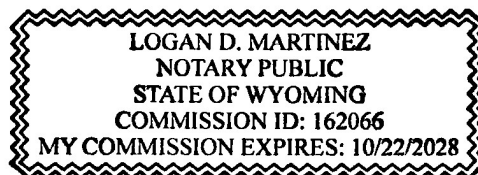




EXHIBIT 'A'

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.

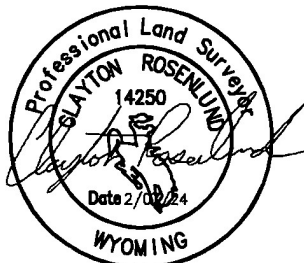
LEGAL DESCRIPTION;

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

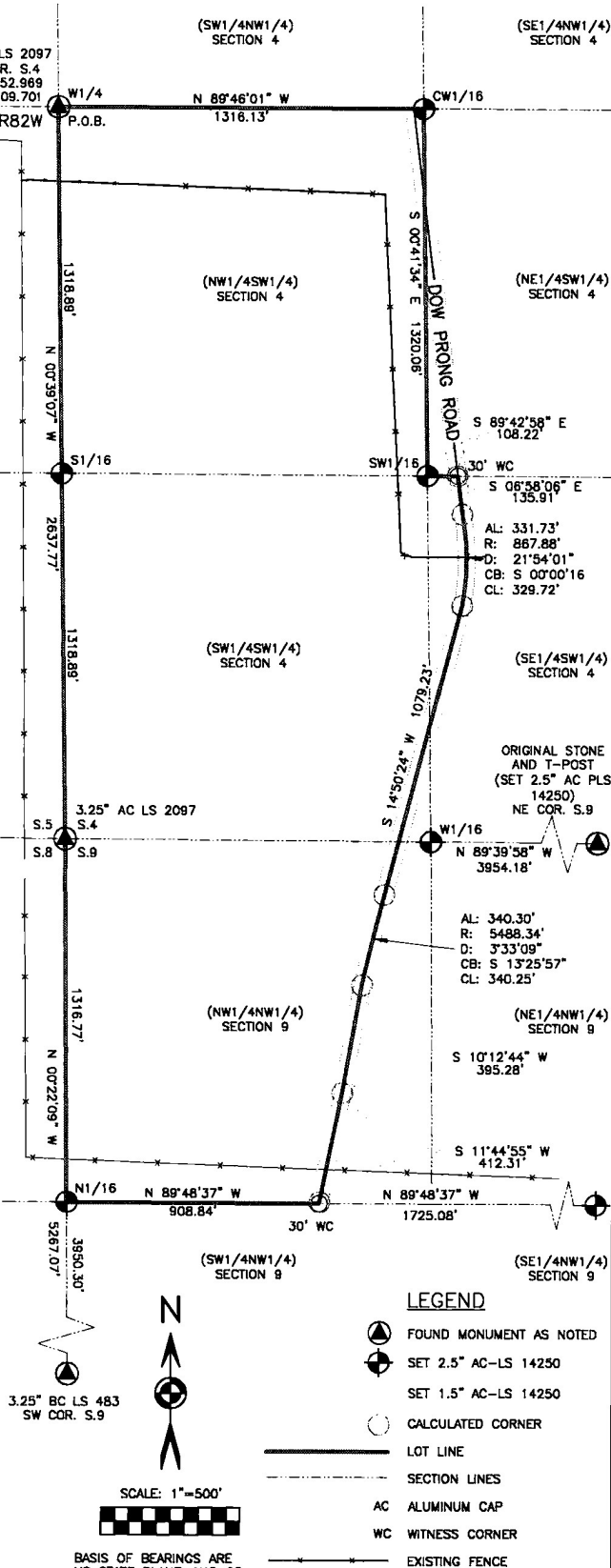
SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



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

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US
SURVEY FEET)
PAF:1.000228

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