

WARRANTY DEED

Kehrwald
Frederick Edward ~~Kehrwald~~ (aka Fritz Edward Kehrwald), Trustee of The Frederick (Fritz) Edward Kehrwald Trust, dated November 21, 2013, 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 Rodney D. Brown and Audrey J. Brown, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 7218 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 our hands this 2 day of July, 2021.

The Frederick Edward Kehrwald Trust, dated November 21, 2013

BY: Frederick Edward Kehrwald
Frederick Edward Kehrwald, Trustee

STATE OF WYOMING)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 2nd day of July, 2021 by Frederick Edward Kehrwald, Trustee of The Frederick Edward Kehrwald Trust, dated November 21, 2013.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



EXHIBIT A

A parcel of land lying in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the West line of Section 26, said point being also on the South right-of-way line of State Highway 87; thence along said right-of-way through a spiral curve to the left having a delta angle of 2°48', a tangent of 140 feet, a length of 280 feet and a chord bearing S57°26'04"E, 119.57 feet to a Highway right-of-way monument; thence along said right-of-way S57°36'00"E, 351.98 feet to a point; thence S32°24'00"W, 158.60 feet to a point; thence S9°25'45"W, 175.14 feet to a point; thence S62°30'30"W, 72.72 feet to a point in the middle of McCormack Creek; thence along said creek N8°46'40"W, 32.60 feet to a point; thence along said creek N52°02'00"W, 24.30 feet to a point; thence along said creek N5°54'03"W, 39.62 feet to a point; thence along said creek N12°02'18"W, 79.23 feet to a point; thence along said creek N22°45'52"E, 46.18 feet to a point; thence along said creek N41°50'48"W, 37.42 feet to a point; thence along said creek N28°18'24"E, 30.22 feet to a point; thence along said creek N4°28'14"E, 54.40 feet to a point; thence along said creek N24°06'06"E, 67.42 feet to a point; thence along said creek N82°36'08"W, 76.18 feet to a point; thence along said creek N48°47'08"W, 59.82 feet to a point; thence along said creek N8°13'19"E, 33.82 feet to a point; thence along said creek N51°34'11"W, 54.12 feet to a point; thence along said creek S68°59'11"W, 59.84 feet to the intersection of the middle of said creek with the West line of Section 26; thence N0°01'34"W, 121.45 feet along said Section line to the POINT OF BEGINNING.