



WARRANTY DEED

Shawn Mitchell and Sheila Mitchell and Steve Lich and Dustin Gene Schlabach and Lindsay Yvonne Bakke, GRANTORS, 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 WW Land Group, LLC, a Wyoming limited liability company, GRANTEE, whose address is P O Box 612 Buffalo, WY 82834 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 13th day of May, 2024.

Shawn Mitchell

Shawn Mitchell

Sheila Mitchell

Sheila Mitchell

Steve Lich, by his Power of Attorney Shawn Mitchell

Steve Lich, by his Power of Attorney Shawn Mitchell

Dustin Gene Schlabach, by his Power of Attorney Shawn Mitchell

Dustin Gene Schlabach, by his Power of Attorney Shawn Mitchell

Lindsay Yvonne Bakke by her Power of Attorney Shawn Mitchell


Lindsay Yvonne Bakke, by her Power of Attorney Shawn Mitchell

STATE OF WY)

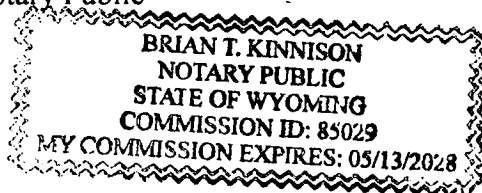
COUNTY OF Shoshone) ss.

This instrument was acknowledged before me on the 13th day of May, 2024
by Shawn Mitchell.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

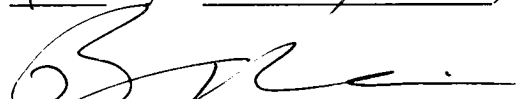


STATE OF WY)

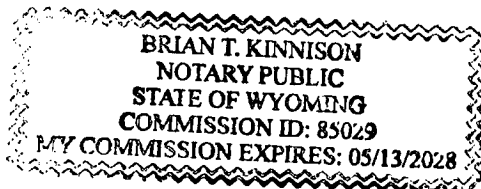
COUNTY OF Shoshone) ss.

This instrument was acknowledged before me on the 13th day of May, 2024
by Sheila Mitchell.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

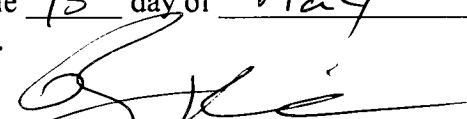


STATE OF WY)

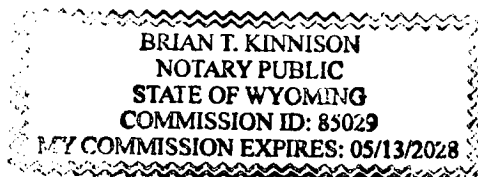
COUNTY OF Shoshone) ss.

This instrument was acknowledged before me on the 13th day of May, 2024
by Shawn Mitchell, Attorney in Fact for Steve Lich.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

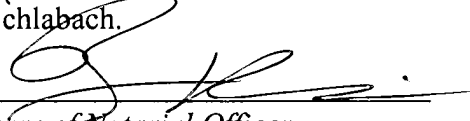




STATE OF WY)
)ss.
COUNTY OF Sherida)

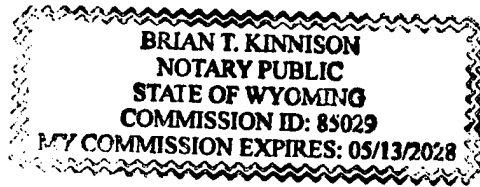
This instrument was acknowledged before me on the 13th day of May, 2024
by Shawn Mitchell, Attorney in Fact for Dustin Gene Schlabach.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public


My Commission expires: 5-13-26

STATE OF WY)
)ss.
COUNTY OF Sherida)

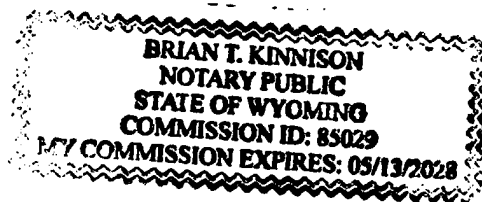


This instrument was acknowledged before me on the 13th day of May, 2024
by Shawn Mitchell, Attorney in Fact for Lindsay Yvonne Bakke.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-26





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FEES: \$21.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

Township 54 North, Range 81 West, 6th P.M., Sheridan County, Wyoming

Section 22: SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 23: SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 26: W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$

Section 27: E $\frac{1}{2}$ NE $\frac{1}{4}$

NO. 2024-791948 WARRANTY DEED

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