

WARRANTY DEED

WW Land Group, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, Matthew Walton Prusak and Karis Amelia Prusak, husband and wife, as tenants by the entirety, whose address is 135 Coal Creek Rd. Clearmont, WY 82835, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit A, attached hereto

AND

A parcel of land pursuant to a County-approved boundary line adjustment, which parcel is described on the attached Exhibit B, and is depicted on the attached *Exhibit of Boundary Line Adjustment*;

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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.

Dated this 15th day of October, 2024.

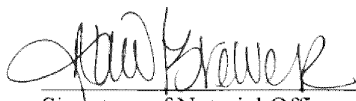
WW LAND GROUP, LLC

By: Jason Watts, Manager

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me this 15th day of October, 2024 by Jason Watts as Manager of WW Land Group, LLC, a Wyoming limited liability company.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires 03/08/2030

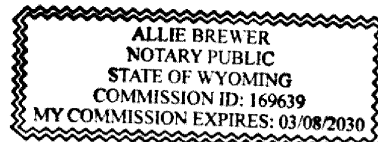


EXHIBIT A – Legal Description

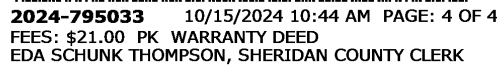
A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE $\frac{1}{4}$ SE $\frac{1}{4}$) AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 22 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW $\frac{1}{4}$ SW $\frac{1}{4}$) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N 26°49'58" W, 2835.19 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE $\frac{1}{4}$ SE $\frac{1}{4}$) OF SAID SECTION 22 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 00°58'38" E, 88.46 FEET ALONG SAID WEST LINE TO THE CENTER EAST SIXTEENTH (CE1/16) CORNER OF SAID SECTION 22; THENCE N 00°55'07" E, 1312.95 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SAID SECTION 22 TO THE NORTHEAST SIXTEENTH (NE1/16) CORNER OF SAID SECTION 22; THENCE S 89°48'45" E, 1264.54 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) TO THE NORTH SIXTEENTH (N1/16) CORNER OF SAID SECTIONS 22 AND 23; THENCE N 89°08'46" E, 1322.36 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW $\frac{1}{4}$ NW $\frac{1}{4}$) TO THE NORTHWEST SIXTEENTH (NW1/16) CORNER OF SAID SECTION 23; THENCE S 00°02'24" W, 1309.04 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW $\frac{1}{4}$ NW $\frac{1}{4}$) TO THE CENTER WEST SIXTEENTH (CW1/16) CORNER OF SAID SECTION 23; THENCE S 87°38'03" W, 2610.61 FEET TO THE POINT OF BEGINNING.

EXHIBIT B – Legal Description of Boundary Line Adjustment Parcel

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$), OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDAN, SHERIDAN COUNTY, WYOMING, LYING EAST OF THE CENTERLINE OF COAL CREEK ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N 50°02'28" E, 2070.95 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$), SAID POINT ALSO LYING IN THE CENTERLINE OF COAL CREEK ROAD AND BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 26°14'13" W, 67.41 FEET ALONG SAID CENTERLINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 623.11 FEET, AN ARC LENGTH OF 447.41 FEET, A DELTA OF 41°08'3.56" AND A CHORD OF N 07°04'08", 437.86 FEET ALONG SAID CENTERLINE; THENCE N 30°10'06" E, 146.66 FEET ALONG SAID CENTERLINE; THENCE THROUGH AN ARC TO THE LEFT HAVING A RADIUS OF 231.88 FEET, AN ARC LENGTH OF 228.72 FEET, A DELTA OF 56°30'53.80", AND A CHORD OF N 03°14'46" W, 219.56 FEET ALONG SAID CENTERLINE; THENCE N 29°23'44" W, 467.23 FEET ALONG SAID CENTERLINE; THENCE N 26°14'13" W, 67.41 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$) OF SAID SECTION 23; THENCE N 89°08'53" E, 1225.21 FEET ALONG SAID NORTH LINE TO THE CENTER QUARTER CORNER (C1/4) OF SAID SECTION 23; THENCE S 00°03'43" W, 1313.20 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$) TO THE CENTER SOUTH SIXTEENTH CORNER (CS1/16) OF SAID SECTION 23; THENCE S 89°14'22" W, 1063.43 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$) TO THE POINT OF BEGINNING OF SUBJECT TRACT.



OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) OF SECTION 23 LYING EAST OF COAL CREEK ROAD TO BE ADJUSTED FROM LAND DESCRIBED IN DOCUMENT NUMBERS: 2024-791948 TO THE LAND DESCRIBED IN 2022-781168 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN SECTIONS 22, 23, 14 AND 15, T54N, R81W, 6TH P.M., SHERIDAN COUNTY, WYOMING

TRACT 2
DEED #2022-781168
±445 ACRES

±476.92 ACRES AFTER
ADJUSTMENT

TRACT 1
DEED#2024-791948
±236.09 ACRES

±204.34 ACRES
REMAINING AFTER
ADJUSTMENT

SUBJECT AREA
TO BE ADJUSTED
TO TRACT 2
±31.75 ACRES

NE1/4SW1
SECTION

STATE OF WYOMING }
COUNTY OF SHERIDAN }SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____
_____ THIS _____ DAY OF _____ 2024.
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss
(MATTHEW PRUSAK)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR
_____ THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR _____ THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
COORDINATES AND DISTANCES
ARE GROUND (US SURVEY FEET)
PAF: 1.000237

LEGEND

- (●) FOUND & REBAR OR AS NOTED
 (●) FOUND 3.25" AC PLS 8954
 (◆) FOUND 2" AC-PLS 8594
 (◆) SET 2.5" AC-LS 14250 OR AS NOTED
 (○) CALCULATED CORNER
 AC ALUMINUM CAP
 ——— BOUNDARY LINE ADJUSTMENT
 ——— ORIGINAL BOUNDARY LINE
 - - - INTERIOR SECTION LINE



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.

FOR: WW LAND GROUP
4 COWBOY TRAIL
BUFFALO, WYOMING, 82834

PREPARED BY: Meeting every 60th court

Cannon Consulting LLC (307) 752-0109 51 COFFEEN AVE. SHERIDAN, WYOMING 82801

DATE PREPARED: 08/13/24

NO. 2024-795033 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEEN AVE
SHERIDAN WY 82801