

GENERAL WARRANTY DEED

Dale Ann Miller and David A. Miller, husband and wife, of Sheridan, Wyoming, "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEY AND WARRANT to **Michael E. Tipton and Belinda Tipton, husband and wife** "GRANTEES", the following described real property, situate within Sheridan County, State of Wyoming, more particularly described as follows:

That portion of the E/2SE/4 lying West of the centerline of Dow Prong County Road (No. 151) and the NW/4SE/4 and the NE/4SW/4 and the S/2SW/4NW/4 of Section 29 and SE/4NE/4 of Section 30 and those portions of the ~~SW~~^{NW}/4SW/4 of Section 29 and the NE/4SE/4 of Section 30 lying North of the North right of way line of the Upper Cat County Road (No. 64) of Township 55 North, Range 82 West, 6th P.M., Sheridan County, Wyoming.

As depicted in Exhibit A – attached hereto as Tract 2.


To have and to hold the same, together with all rights and appurtenances to the same belonging unto the said Grantees, and to the successors and assigns of said party forever, including all water rights associated with said real property. Grantor shall reserve unto themselves, its successors, beneficiaries, heirs and assigns all of Grantor's rights, titles and interest in and to any and all oil, gas, mineral, metal and other valuable deposits (collectively the "Reserved Minerals") located under the surface of the Property.

Through this conveyance, the Grantors releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

Witness our hands this 25th day of May, 2021

GRANTORS:

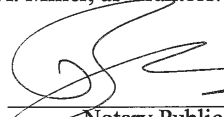

Dale Ann Miller


David A. Miller

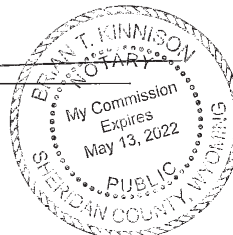
STATE OF WYOMING)
COUNTY OF Sheridan)ss.

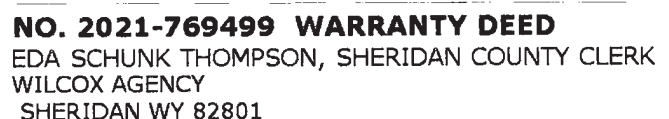
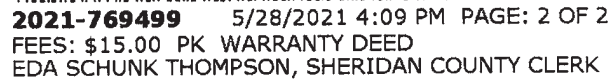
The foregoing Warranty Deed was acknowledged before me this 25th day of May, 2021 by Dale Ann Miller and David A. Miller, as Grantors.

Witness my hand and official seal.


Notary Public

My Commission Expires: 5-13-22





TRUSTEE'S DEED

This Trustee's Deed is executed on this day by and between **Bertha Lee Rompf, Trustee of the Bertha Lee Rompf Trust under Declaration dated October 7, 1998**, ("Grantor"), and **Michael Tipton and Belinda Tipton, husband and wife** ("Grantees"), to-wit:

WITNESSETH:

WHEREAS, Grantor is the appointed, qualified and acting Trustee of the **Bertha Lee Rompf Trust under Declaration dated October 7, 1998**, and any amendments thereto (the "Trust").

NOW, THEREFORE, Grantor, pursuant to the Purchase Agreement, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby CONVEYS, QUITCLAIMS, set over, and distribute unto the Grantee, and to their successors and assigns, all of Grantor's right, title and interest, including after-acquired title, in and to that certain real property situate in Sheridan County, State of Wyoming, more particularly described as follows, to-wit:

See Exhibit "A" attached hereto;

TOGETHER WITH all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto and all water and water rights, ditch and reservoir rights adjudicated thereto.

SUBJECT TO all easements, reservations, rights-of-way, covenants, exceptions and mineral leases of record.

RESERVATION OF MINERALS. Grantor shall reserve unto itself, its successors, beneficiaries, heirs and assigns all of Grantor's rights, titles and interest in and to any and all oil, gas, mineral, metal and other valuable deposits (collectively the "Reserved Minerals") located under the surface of the Property.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS our hands this 29 day of Dec., 2020.

The Bertha Lee Rompf Trust

By: Bertha Lee Rompf
Bertha Lee Rompf, Trustee

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 29th day of December, 2020, by Bertha Lee Rompf as Trustee of the Bertha Lee Rompf Trust under Declaration dated October 7, 1998.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Rank and Title: Notary Public

My Commission expires: 5-13-22.



Exhibit "A"

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

Section 28: W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$

Section 29: That Portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, and N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying East of the centerline of the Dow Prong County Road (No. 151), also that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying East of a line twenty (20) East of and parallel to the centerline of Dow Prong Creek.

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

Section 29: That portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying East of the centerline of the Dow Prong County Road (No.151), West of a line twenty feet East of and parallel to the centerline of Dow Prong Creek, and North of a line thirty (30) feet South of and parallel to an existing access road, said line being more particularly described as follows:

Commencing at the Southwest corner of Section 31 of said Township 55 North, Range 82 West; thence N49°03'06"E, 12,959.82 feet to the Point of Beginning of said line, said point lying in said centerline of the Dow Prong County Road; thence thirty (30) feet South of and parallel to an existing access road, N89°47'25"E, 288.68 feet to the Point of Terminus of said line, said point being N49°52'14"E, 13,179.89 feet from said Southwest corner of Section 31.