

WARRANTY DEED

RNR Angus, LLC, a Wyoming limited liability company, 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 RNR Angus, LLC, a Wyoming limited liability company, GRANTEE, whose address is 446 Lower Prairie Dog 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 12th day of December, 2024.

RNR Angus, LLC, a Wyoming limited liability company

Ross K. Peterson
Ross K. Peterson, Manager

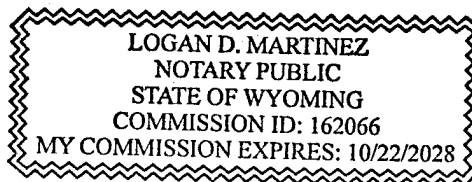
STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 12th day of December, 2024 by Ross K. Peterson, as Manager of RNR Angus, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28





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FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"
FINAL TRACT: RNR ANGUS LLC

A tract of land situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ Section 27, Township 57 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown as **FINAL TRACT** on **RECORD OF SURVEY A-764**, attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

BEGINNING at the north quarter corner of said Section 27 (monumented with a 3-1/4" aluminum cap per PLS 2608); thence S88°52'50"E, 1351.85 feet along the north line of said Section 27 to the northeast corner of said E $\frac{1}{2}$ NE $\frac{1}{4}$, witnessed by a 2" aluminum cap per PLS 5369 bears S00°23'29"W a distance of 20 feet; thence S00°23'29"W, 2181.68 feet along the east line of said W $\frac{1}{2}$ NE $\frac{1}{4}$ to a 2" aluminum cap per PLS 5369; thence S56°51'10"W, 423.20 feet to a 2" aluminum cap per PLS 5369; thence S03°31'38"E, 174.05 feet to a 2" aluminum cap per PLS 5369 lying on a fence line; thence S76°49'08"W, 216.63 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S23°30'57"W, 344.13 feet along said fence line to a 2" aluminum cap per PLS 5369; thence S76°42'13"W, 172.84 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N48°52'13"W, 277.89 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N65°07'55"W, 369.28 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N85°27'00"W, 158.94 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N70°18'23"W, 34.54 feet along said fence line to a 2" aluminum cap per PLS 5369; thence N88°39'31"W, 898.05 feet to a 2" aluminum cap per PLS 5369 on the south line of said NW $\frac{1}{4}$; thence N88°39'54"W, 34.57 feet to a point on the visual centerline of the constructed Lower Prairie Dog Road AKA County Road No.1211; thence along said centerline the following courses, endpoints not monumented; thence N24°02'12"W, 394.06 feet; thence N19°45'59"W, 223.37 feet; thence N11°19'49"W, 946.90 feet; thence N06°04'37"W, 208.68 feet; thence N00°50'11"W, 452.90 feet; thence N05°20'45"W, 377.32 feet; thence N02°41'29"W, 132.15 feet to a point on the north line of said Section 27 witnessed by a 2" aluminum cap per PLS 5369 bears N88°53'04"W a distance of 41.37 feet; thence S88°53'04"E, 1683.51 feet along said north line of Section 27 to the **POINT OF BEGINNING**.

Said **Final Tract** containing 176.21 acres more or less.

Bearings are based on a Low Distortion Projection with an origin point of Lat. N44°58'54.6" Long. W106°51'17.3" (NAD83). Distances are multiplied to surface from ellipsoid distances by the Scale Factor of 1.000172.

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