



WARRANTY DEED

PEARCE RANCH LLC, a Wyoming limited liability company, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to MARY M. PEARCE, TRUSTEE OF THE MARY M. PEARCE TRUST DATED OCTOBER 31, 1997, (herein referred to as "Grantee"), whose address is P.O. Box 698, Ranchester, Wyoming 82839, the following described real estate which is situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the north quarter corner of said Section 29 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S00°16'01"W, 858.20 feet along the east line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 29 to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°43'59"W, 962.61 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°35'36"W, 1357.27 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°19'12"W, 428.64 feet to a point, said point lying on the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N01°29'57"W, 273.74 feet along said west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S77°25'22"E, 315.30 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S82°20'02"E, 696.42 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S40°37'20"E, 47.23 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N45°40'09"E, 43.17 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S65°53'38"E, 147.13 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N75°13'34"E, 211.76 feet to a point, said point lying on the east line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S01°40'29"E, 609.16 feet along said east line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to the POINT OF BEGINNING of said tract.

TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record, including the lien of a Special Improvement District.



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SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

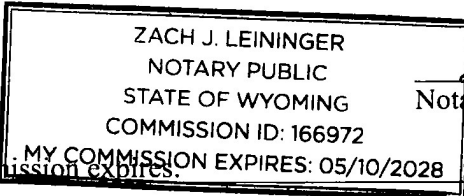
Dated this 29 day of July, 2024.

Pearce Ranch LLC
By: Mary M. Pearce
Mary M. Pearce, as its Manager

STATE OF WYOMING)
: ss.
County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 29 day of July, 2024 by Mary M. Pearce, the Manager of Pearce Ranch LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission Expires. 

Zach J. Leininger
Notary Public

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801