



2022-777273 3/25/2022 4:03 PM PAGE: 1 OF 3
FEES: \$18.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grants and conveys to Nir Peer, a single man, GRANTEE, whose address is P.O. Box 212, Ranch of its right, title and interest in 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, described as follows:

Please see the legal description and map attached hereto as Exhibits A and B.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging or appertaining;

TOGETHER WITH all of Grantor's right, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights belonging or in any way appertaining to the subject property;

TOGETHER WITH all coal, oil, gas, uranium, fissionable and fusionable materials and all other minerals and mineral rights, royalties and royalty rights of every kind owned by Grantor or which Grantor can hereby convey contained in and underlying the subject property;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and of sight, 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.

Grantor covenants that it will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by or through the Grantor but not through prior owners.

WITNESSED this 25th day of March, 2022.

Black Gold Land Company, LLC

By: Brian N. Beisher, manager/member

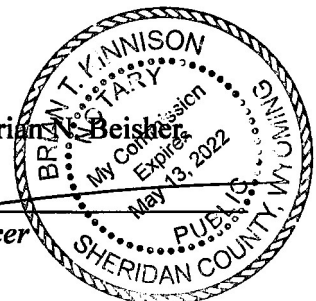
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 25th day of March, 2022, by Brian N. Beisher.

WITNESS my hand and official seal:

My Commission expires: 573-22

Brian N. Beisher
Signature of Notarial Officer
Title: Notary Public





2022-777273 3/25/2022 4:03 PM PAGE: 2 OF 3
FEES: \$18.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

U:\Decker Road Property\EXHIBITS.dwg PLOT DATE 2021-9-7 17:53 SAVED D.

LEGAL DESCRIPTION
EXHIBIT "A"

TRACT 9 NE DECKER ROAD

A tract of land situated within the NE1/4NE1/4 of Section 24 and the NE1/4SW1/4 and the SE1/4 of Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof, being more particularly described as follows:

Commencing at the S1/4 corner of Section 13, thence N 83°39'33" E, 3946.53 feet, along the north section line to the SE corner, and the the true Point of Beginning;

thence S 0°10'6" E, 411.88 feet along the east line of Section 24; thence N 55°43'45" W, 1750.33 feet; thence N 61°5'10" W, 2071.67 feet; thence N 89°32'17" W, 646.77 feet; thence S 0°9'30" W, 351.29 feet; thence N 88°16'12" W, 291.25 feet, to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way line, N 3°25'22" E, 603.35 feet; thence departing from said right-of-way, S 86°30'59" E, 4163.83 feet, to a point on the east line of Section 13; thence S 0°11'36" E, 1587.37 feet, to the Point of Beginning.

Containing 85.76 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.

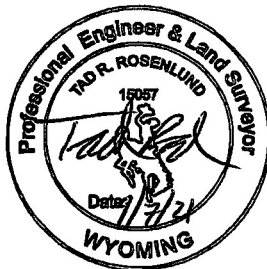


EXHIBIT A
TRACT 9 NE DECKER ROAD

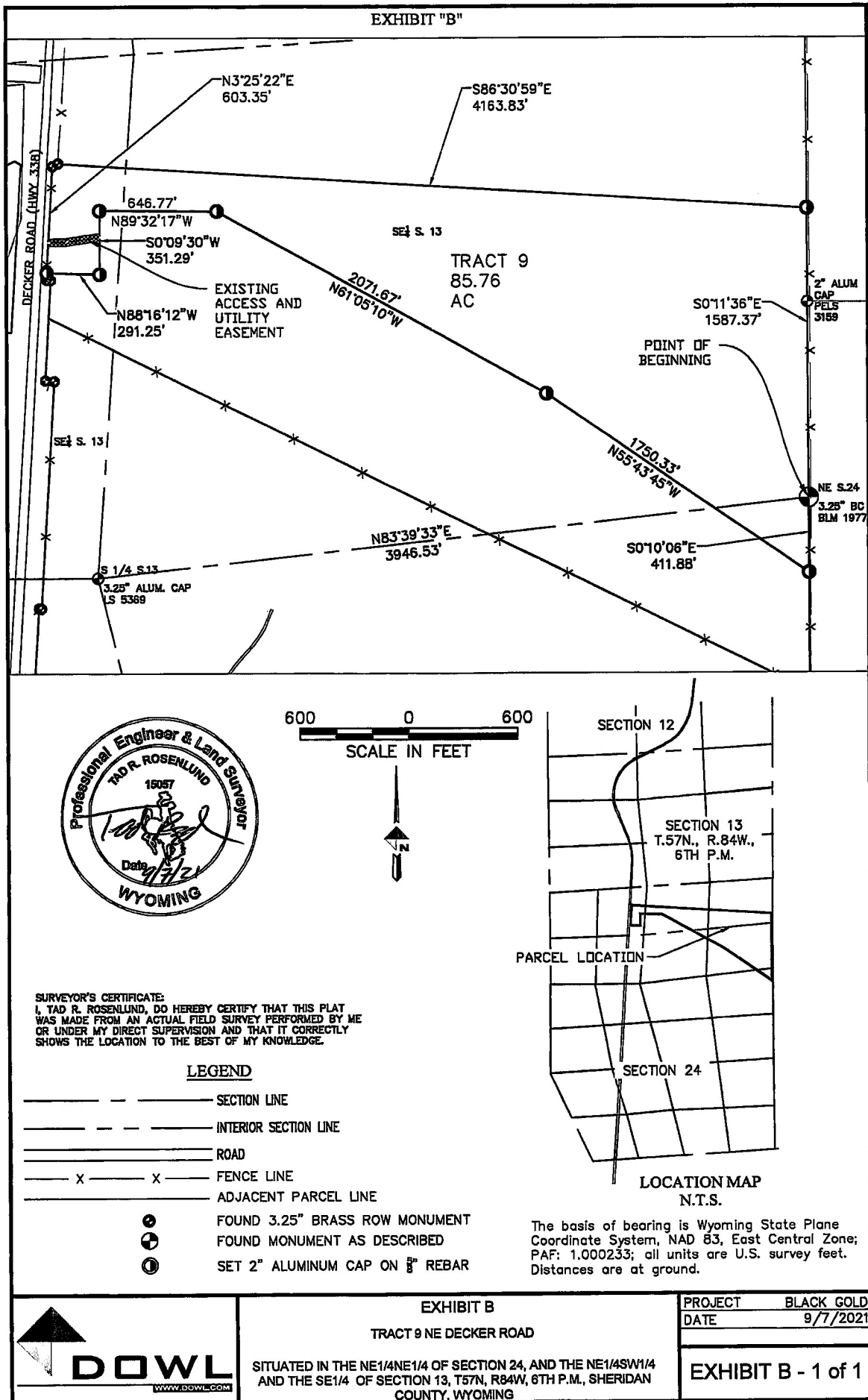
SITUATED IN THE NE1/4NE1/4 OF SECTION 24, AND THE NE1/4SW1/4
AND THE SE1/4 OF SECTION 13, T57N, R84W, 6TH P.M., SHERIDAN
COUNTY, WYOMING

| | |
|---------|------------|
| PROJECT | BLACK GOLD |
| DATE | 9/7/2021 |

EXHIBIT A - 1 of 1



U:\Decker Road Property\EXHIBITS.dwg PLOT DATE 2021-9-7 17:57 SAVED DATE 20.



NO. 2022-777273 SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801