

WARRANTY DEED

Suzanna Thomas, a single person, hereinafter referred to as Grantor, of Sheridan County, Wyoming, for valuable consideration, CONVEYS AND WARRANTS to Suzanna Thomas as Trustee of The Suzanna Thomas Trust, dated August 21, 2020, whose address is P.O. Box 111, Parkman, Wyoming 82838, and her successors in trust, hereinafter referred to as Grantee, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See Exhibit A, attached hereto and incorporated herein by reference;

TOGETHER WITH all water and water rights, reservoirs and reservoir rights, ditches and ditch rights, wells and well rights appurtenant to or located on the above described property, and all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto;

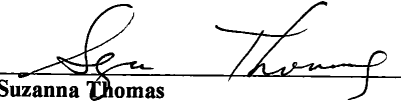
SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record; and

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

The Grantee holds this property as Trustee of The Suzanna Thomas Trust, dated August 21, 2020. The Settlor of the Trust is Suzanna Thomas, a single person, who has unrestricted power to amend or revoke the terms of the Trust.

DATED this 21 day of August 2020.

GRANTOR:

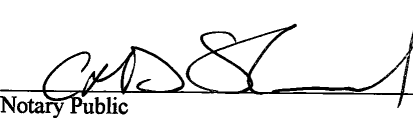

Suzanna Thomas

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Suzanna Thomas this 21st day of August 2020.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: 3-20-2023



Exhibit A

A tract of land in the E1/2SW1/4 and the SE1/4NW1/4 of Section 6, Township 57 North, Range 86 West of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N64°21'04"E, 1,912.08 feet from the Southwest corner of said Section 6, said point being on the northerly right of way line of U.S. Highway No. 87 (state Highway 345); thence along said highway right of way line, N77°17'35"W, 425.94 feet; thence, leaving said highway right of way line, N1°13'15"E, 2,179.10 feet; thence N50°40'26"E, 861.32 feet; S53°00'19"E, 743.69 feet; thence S0°06'32"E, 2,117.43 feet; thence N87°42'27"W, 796.36 feet; thence S19°14'14"W, 301.92 feet to the point of beginning. Said tract contains 70.00 acres, more or less.