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FEES: \$15.00 HLM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **WARRANTY DEED**

**M/F Ranch L.L.C.**, a Delaware limited liability company, Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to **Jerry K. Sommer and Marianne L. Sommer**, husband and wife, Grantees, whose mailing address is 7 Troon Place, Sheridan, Wyoming 82801, the real estate, situate in the County of Sheridan, State of Wyoming, and more specifically described as follows (the "Real Property"):

Township 54 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming

Section 20: SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 21: W $\frac{1}{2}$ , W $\frac{1}{2}$ E $\frac{1}{2}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 22: W $\frac{1}{2}$ SW $\frac{1}{4}$

Together with all fixtures, improvements thereon and all appurtenances thereto, including all appurtenant water rights,

And together with all mineral rights of all types owned by the Grantors,

Subject to reservations, easements, covenants, and restrictions and rights-of-way of record and of sight, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

DATED this 21<sup>st</sup> day of August, 2020.

**M/F RANCH L.L.C.**,  
a Delaware limited liability company

By:   
**Dianna Mell Meredith-Frazier, Co-Manager**



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STATE OF WYOMING                    )  
  ) ss  
COUNTY OF SHERIDAN            )

The foregoing Warranty Deed was acknowledged before me by **Dianna Mell Meredith-Frazier, Co-Manager of M/F Ranch L.L.C.**, a Delaware limited liability company, this 21<sup>st</sup> day of August, 2020.

Witness my hand and official seal.

Notarial Officer

My Commission expires: 5-13-22



**NO. 2020-761231 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801



## QUITCLAIM DEED

Garber Agri-Business, Inc. a Wyoming corporation, of P.O. Box 310, Big Horn, Wyoming 82833, hereinafter "GRANTOR," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, hereby quitclaim(s) unto Jerry K. Sommer and Marianne L. Sommer, husband and wife, of 7 Troon Place, Sheridan, WY 82801, hereinafter "GRANTEE," all of the GRANTOR's right, title and possession, including any and all after-acquired title, in and to the following described real estate situate in Sheridan County, Wyoming, to wit:

A tract of land situated in N $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ , & N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 22, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, (see Record of Survey filed in Drawer "A" in the Sheridan County Courthouse); said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 22 (monumented with a 3-1/4" Aluminum Cap per PLS 2615); thence S56°32'34"W, 1560.59 feet to the **POINT OF BEGINNING** of said tract; Thence N07°04'15"W, 15.09 feet to a point; Thence N87°19'32"W, 545.88 feet to a point; Thence N22°41'57"W, 279.31 feet to a point; Thence S88°45'14"W, 1953.49 feet to a point, said point lying on the west line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; Thence S01°11'58"W, 100.00 feet along said west line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  to the southwest corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22; Thence N89°36'55"E, 1295.84 feet along the south line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  to a point, said point being the southeast corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; Thence S01°07'38"W, 676.99 feet along the west line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  to a point, said point being the southwest corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence N89°27'41"E, 1306.04 feet along the south line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  to a point, said point being the northeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence S00°56'37"W, 1117.68 feet along the west line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  to a point, said point lying the north line of Red Grade Road; thence N37°16'21"E, 56.74 feet along the northerly line of said Red Grade Road to a point; thence, along said northerly right-of-way line of said Red Grade Road, through a curve to the right, having a central angle of 04°01'06", a length of 82.99 feet, a radius of 1183.28 feet, a chord bearing of N39°16'55"E and a chord distance of 82.97 feet to a point; thence N01°26'47"E, 939.28 feet to a point; thence N07°04'15"W, 573.77 feet to the **POINT OF BEGINNING** of said tract.

Said Tract contains 26.33 acres, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone. DAF:1.00030

Together with all improvements, fixtures, hereditaments and appurtenances thereto belonging or in anywise appertaining to or associated therewith, however evidenced; and,

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to building and zoning regulations and city, state and county subdivision laws, a 26.33 acre tract of land.

Fully releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

WITNESS my hand on this 17<sup>th</sup> day of December, 2024.

Garber Agri-Business, Inc.

By: Roy Garber  
Authorized Agent: Roy Garber

STATE OF WYOMING     )  
                                  ) ss  
COUNTY OF SHERIDAN )

The above instrument was executed and acknowledged before me this 17<sup>th</sup> day of December, 2024 by Roy Garber, in his capacity as authorized agent for Garber Agri-Business, Inc., a Wyoming corporation.

Witness my hand and official seal.

Skylar Tharp  
Notary Public

My commission expires: 07/26/30

SEAL

