

WARRANTY DEED


Rickey E. Geisler, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Rickey E. Geisler, a single person, and Kelly McElwee, a single person, together as joint tenants with rights of survivorship, GRANTEEES, whose address is 3450 US Hwy 87 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 my/our hand(s) this 16 day of March, 2020.


Rickey E. Geisler

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 16 day of March, 2020 by Rickey E. Geisler.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

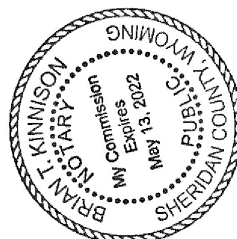


EXHIBIT "A"

That part of the W½ of the SE¼ of Section 7, Township 54 North, Range 83 West of the 6th Principal Meridian, Sheridan County, Wyoming, described as follows: Commencing at the Southwest corner of the SE¼ of said Section 7, thence East 1,079.5 feet to a point; thence Northwesterly 2,529 feet to a point 2,287 feet due North of the point of beginning; thence South 2,287 to the point of beginning.

AND All lands in the E½SW¼ of Section 7, Township 54 North, Range 83 West; lying East of an established fenceline described as follows: Beginning at a point where said fenceline intersects with the North-South center line of said Section 7, said point being situated North 545 feet, more or less, from the S¼ corner of said Section 7; thence North 19° 50' West, 127 feet to a point; thence North 10° 55' East, 135 feet to a point; thence North 0° 40' East, 1,340 feet, more or less, to the point of ending on the North-South centerline of said Section 7; said point being situate North 2,137 feet, more or less, from the S¼ corner of said Section 7.

AND all lands in the NW¼NE¼ of Section 18, Township 54 North, Range 83 West, lying North of an established fenceline described as follows: Beginning at a point where said fence intersects the North boundary line of said Section 18, said point being situated East 727 feet, more or less, from the N¼ corner of said Section 18; thence South 83° 20' East, 66 feet to a point; thence East 228 feet, more or less, to the point of intersection with the West right-of-way line of U.S. Highway 87; thence North 21° 10' West, 8 feet, more or less, along the West right-of-way line of said highway to the point of ending on the North boundary line of said Section 18, said point being situate East 1,018 feet, more or less, from the N¼ corner of said Section 18.

EXCEPTING THEREFROM a parcel of land described as: A tract of land situate in the SW¼SE¼ of Section 7, Township 54 North, Range 83 West of the 6th Principal Meridian, said tract being more particularly described as follows: Beginning at the Southwest corner of the said SE¼ of said Section 7; thence East 727 feet, more or less, along the South boundary line of said Section 7 to the point of intersection with a well-established fence; thence North 77° 30' West 137 feet along said fenceline to a point; thence North 89° 15' West 357 feet along said fenceline to a point; thence North 74° 15' West 60 feet along said fenceline to a point; thence North 19° 50' West 526 feet, more or less, along said fenceline to the point of intersection with the North-South centerline of said Section 7; thence South 545 feet, more or less, along said centerline of said Section 7 to the point of beginning.

AND EXCEPTING the following described property: A tract of land situated in the S½ of Section 7, Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows: Commencing at the southwest corner of said Section 7; thence N65°32'50"E, 2896.39 feet to the POINT OF BEGINNING on the westerly right of way line of U.S. Highway No. 87, said point being the northwest corner of a tract of land described in Book 392 of Deeds, Page 195; thence S00°03'08"E, 301.38 feet along the west line of said tract described in Book 392 of Deeds, Page 195 to a point; thence S86°06'49"E, 153.50 feet to a point; said point lying on said westerly right of way line of U.S. Highway No. 87; thence N26°12'01"W, 347.49 feet along said westerly right of way line to the Point of Beginning.