



WARRANTY DEED

James M. Spell and Jaynie K. Spell, Trustees of the James and Jaynie Spell Revocable Trust, under agreement dated the 21st day of September, 2016, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the **GRANTEES, Casey D. Osborn and Tesha D. Osborn, husband and wife, as tenants by the entirety**, whose address is 782 Big Goose Rd, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit A attached hereto;

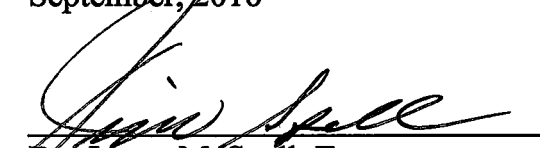
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging;

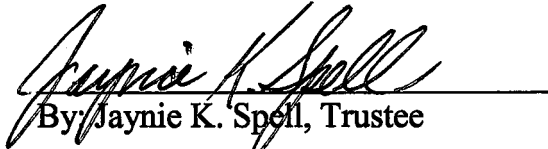
Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws;

TOGETHER WITH a non-exclusive easement, as described on the attached **Exhibit B**, for access and utilities across lands retained by Grantors for the benefit of the lands conveyed to Grantees, to run with the land and binding the heirs, successors and assigns of Grantors and Grantees, with the condition and requirement that maintenance of the easement shall be shared equally.

Dated this 22nd day of Aug., 2017.

The James and Jaynie Spell Revocable Trust, under agreement dated the 21st day of September, 2016


By: James M. Spell, Trustee


By: Jaynie K. Spell, Trustee



State of Wyoming)
)ss
County of Sheridan)

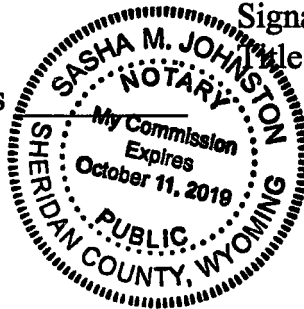
The foregoing instrument was acknowledged before me by James M. Spell and Jaynie K. Spell, as Trustees of the James and Jaynie Spell Revocable Trust, under agreement dated the 21st day of September, 2016, this 22nd day of August, 2017.

Witness my hand and official seal.


Signature of Notarial Officer


Title: Notary Public

My Commission Expires



Accepted by Grantees:


Casey D. Osborn


Tesha D. Osborn

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Casey D. Osborn and Tesha D. Osborn, this 25th day of August, 2017.

Witness my hand and official seal.


Signature of Notarial Officer

Title: Notary Public

My Commission Expires



EXHIBIT A - LEGAL DESCRIPTION

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, S $\frac{1}{2}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 15 and N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, & NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

BEGINNING at the east quarter corner of said Section 16 monumented with an Aluminum Cap per PLS 2615; Thence N00°04'10"E, 91.63 feet along a fence line and the east line of said Section 16 to an Aluminum Cap per PLS 2615; Thence N89°46'35"W, 288.90 feet along said fence line to an Aluminum Cap per PLS 2615; Thence S61°49'55"W, 225.33 feet along said fence line to an Aluminum Cap per PLS 2615; Thence S88°10'11"W, 835.87 feet along said fence line to an Aluminum Cap per PLS 2615, said point lying on the west line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; Thence N00°10'33"E, 47.86 feet along said west line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ and said fence line to the southwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, monumented with an Aluminum Cap per PLS 2615; Thence N00°01'57"W, 665.55 feet along the west line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the southwest corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, monumented with an Aluminum Cap per PLS 2615; Thence N00°01'44"W, 665.55 feet along the west line of said N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and a fence line to an Aluminum Cap per PLS 2615, said point being the northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence S89°57'01"W, 309.22 feet along the south line of the said N $\frac{1}{2}$ NE $\frac{1}{4}$ and a fence line to an Aluminum Cap per PLS 5369; Thence N89°58'11"W, 480.07 feet along said south line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ and a fence line to an Aluminum Cap per PLS 5369; Thence N89°55'19"W, 532.17 feet along said south line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ and a fence line to the southwest corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$, said point lying on the centerline of Beckton Hall County Road No. 81, witnessed by an Aluminum Cap per PLS 2615 bearing S89°55'19"E, a distance of 25.00 feet; Thence, along the centerline of said Beckton Hall County Road No. 81, N00°02'05"E, 177.37 feet along the west line of the said N $\frac{1}{2}$ NE $\frac{1}{4}$ to a point witnessed N83°10'14"E, 29.33 feet by an Aluminum Cap per PLS 2615; Thence, N83°10'14"E, 260.81 feet to an Aluminum Cap per PLS 2615; Thence, N73°18'44"E, 284.78 feet to an Aluminum Cap per PLS 2615; Thence, N73°19'22"E, 268.96 feet to an Aluminum Cap per PLS 2615; Thence, N57°47'10"E, 262.57 feet to an Aluminum Cap per PLS 2615; Thence, N70°09'06"E, 76.98 feet to an Aluminum Cap per PLS 2615; Thence, N55°43'36"E, 142.81 feet to an Aluminum Cap per PLS 2615; Thence, N42°36'24"E, 185.85 feet to an Aluminum Cap per PLS 2615; Thence, N41°00'29"E, 329.52 feet to an Aluminum Cap per PLS 2615; Thence, N54°05'30"E, 237.06 feet to an Aluminum Cap per PLS 2615; Thence, N89°02'36"E, 49.50 feet to an Aluminum Cap per PLS 2615; Thence, N35°23'53"E, 727.68 feet to an Aluminum Cap per PLS 2615; Thence following a fence line N67°53'19"E, 383.08 feet to an Aluminum Cap per PLS 2615; Thence continuing along said fence line, through a non-tangent curve to the left, having a central angle of 68°22'33", a radius of 63.66 feet, an arc length of 75.97 feet, a chord bearing of N28°31'19"E, and a chord length of 71.54 feet to an Aluminum Cap per PLS 2615; Thence continuing along said fence line, N87°59'16"E, 42.09 feet to an Aluminum Cap per PLS 2615, said point lying on the east line of said Section 9; Thence along said east line S00°13'34"E, 534.23 feet along a fence line to the southeast corner of said Section 9 monumented with an Aluminum Cap per PLS 2615; Thence along a fence line N89°54'52"E, 24.12 feet to an Aluminum Cap per PLS 2615; Thence along a fence line S41°22'05"E, 468.36 feet to an Aluminum Cap per PLS 2615; Thence along a fence line S24°50'43"E, 1878.40 feet to an Aluminum Cap per PLS 2615; Thence along a fence line N88°04'01"E, 203.42 feet to the Southwest corner of Wild Turkey Subdivision monumented with an Aluminum Cap per PLS 2615; Thence, N88°02'05"E, 1322.69 feet along the south line of the said Wild Turkey Subdivision to a Brass Cap per PE&LS 3864; Thence along the west line of Beaver Flats Subdivision S00°03'06"W, 655.52 feet to the southwest corner of Beaver Flats Subdivision monumented with an Aluminum Cap per PLS 2615; Thence along the south line of said S $\frac{1}{2}$ NW $\frac{1}{4}$, S88°07'14"W, 2644.43 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains *164.11 acres* of land, more or less.
H:\WP\LD\T55N\2002\2002-080 Spell Tract.rtf

EXHIBIT B – Legal Description for Easement

Re: 40.0' Access and Utility Easement

An access and utility easement forty (40) feet wide, being twenty (20) feet each side of the following described centerline situated in the E½SE¼ of Section 9, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the east quarter corner of said Section 9 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S88°05'20"W, 347.04 feet to the **POINT OF BEGINNING** of said easement, said point lying on the south right-of-way line of Wyoming State Highway No. 331 (AKA Big Goose Road); thence, along said centerline through a curve to the right, having a radius of 520.00 feet and a central angle of 15°36'40", an arc length of 141.68 feet, a chord bearing of S05°37'11"W, and a chord length of 141.24 feet to a point; thence S13°25'31"W, 169.59 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 77°57'09", a radius of 195.00 feet, an arc length of 265.30 feet, a chord bearing of S25°33'04"E, and a chord length of 245.31 feet to a point; thence S64°31'38"E, 199.93 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 64°17'48", a radius of 170.00 feet, an arc length of 190.77 feet, a chord bearing of S32°22'44"E, and a chord length of 180.92 feet to a point, said point being twenty (20) feet west of the east line of said E½SE¼, Section 9; thence S00°13'50"E, 1257.96 feet, twenty (20) feet west of and parallel to said E½SE¼, Section 9 along said centerline to the **POINT OF TERMINUS** of said easement, said being N02°07'40"W, 604.15 feet from the southeast corner of said Section 9 (Monumented with a 3¼" Aluminum Cap per PLS 2615). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said access and utility easement contains 2.04 acres of land, more or less

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