



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, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant to **Bryan and Susan Miller**, husband of wife, whose address is 2071 Featherbed Lane, Sheridan, WY 82801, Grantees, all of the real estate situate in Sheridan County, State of Wyoming, as described on **Exhibit A** attached hereto and incorporated herein,

Together with all fixtures, improvements thereon and all appurtenances thereto, including all appurtenant water and water rights, ditches and ditch rights, reservoirs and reservoir rights; subject to reservations, easements, covenants, and restrictions and rights-of-way of record,

And together with all mineral rights of any and all types owned or controlled by the Grantors, including, but not be limited to, coal, hard rock minerals such as gold and silver, as well as oil, gas, hydrocarbons and gravel in and underlying and that may be produced from the above-described lands,

Subject to reservations, easements, covenants, and restrictions and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records.

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

DATED this 19 day of January, 2018.

**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 Warranty Deed was acknowledged before me this 19th day of January, 2018, by 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.

WITNESS my hand and official seal.


Notary Public

My commission expires: 5-13-18

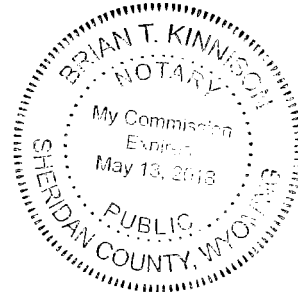


EXHIBIT A

LEGAL DESCRIPTION

**Re: Tract 2 (±89.71 Acres)
September 6, 2017**

A tract of land situated in the SE¼ of Section 9, & N½NE¼ 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:

Commencing at the east quarter corner of said Section 9 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S87°51'45"W, 296.25 feet to the **POINT OF BEGINNING** of said tract, said point lying on the south right-of-way line of Wyoming State Highway No. 331 (AKA Big Goose Road); thence S00°13'50"E, 287.66 feet along the west line of a tract of land described in Book 563 of Deeds, Page 456 to a point (Witnessed with a 1½" Aluminum Cap per PLS 2615, N00°13'50"E a distance of 40.0 feet), said point being the southwest corner of said tract described in Book 563 of Deeds, Page 456; thence N89°28'36"E, 296.09 feet along the south line of said tract to a point, said point being the southeast corner of said tract and lying on the east line of said SE¼; thence S00°13'50"E, 1738.45 feet along said east line of said SE¼ to a point, said point being the northeast corner of a tract of land described in Book 568 of Deeds, Page 606; thence S87°59'19"W, 42.09 feet along the northerly line of a said tract described in Book 568 of Deeds, Page 606 to a point; thence, through a non-tangent curve to the right along said northerly line, 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 S28°31'19"W, and a chord length of 71.54 feet to a point; thence S67°53'19"W, 383.08 feet along said northerly line to a point; thence S35°23'53"W, 727.68 feet along said northerly line to a point; thence S89°02'36"W, 49.50 feet along said northerly line to a point; thence S54°05'30"W, 237.06 feet along said northerly line to a point; thence S41°00'29"W, 329.52 feet along said northerly line to a point; thence S42°36'24"W, 185.85 feet along said northerly line to a point; thence S55°43'36"W, 142.81 feet along said northerly line to a point; Thence, leaving said northerly line, N00°31'47"E, 3326.94 feet to a point, said point lying on said south right-of-way line of Wyoming State Highway No. 331 (AKA Big Goose Road); thence, along said south right-of-way line through a spiral curve to the right with a centerline radius of 1145.92 feet a centerline spiral length of 375.00 feet, a chord bearing of N72°19'32"E and a chord length 199.70 feet to a point; thence, through a non-tangent curve to the right along said northerly line, having a central angle of 03°26'39", a radius of 1105.92 feet, an arc length of 66.48 feet, a chord bearing of N78°19'05"E, and a chord length of 66.47 feet to a point; thence, along said south right-of-way line through a spiral curve to the right with a centerline radius of 1145.92 feet a centerline spiral length of 375.00 feet, a chord bearing N86°17'29"E and a chord length 367.84 feet to a point; thence N89°24'37"E, 596.78 feet to a point the **POINT OF BEGINNING** of said tract.

Said tract contains 89.71 acres of land, more or less.

EXCEPTING a 2.01 acre tract of land described in Book 553 of Deeds, Page 228

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

LEGAL DESCRIPTION

Re: Tract 3 (±40.97 Acres)

A tract of land situated in the W½SE¼ of Section 9, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 9 (Witnessed with a 3¼" Aluminum Cap per PLS 2615, bearing S89°43'54"W, a distance of 26.2 feet); thence N00°15'18"W, 289.60 feet along the west line of said SE¼ to the **POINT OF BEGINNING** of said tract; thence, continue N00°15'18"W, 732.57 feet along said west line of said SE¼ to a point; thence N60°59'22"E, 70.69 feet along the centerline of an existing 24 foot wide access road as described in said Book 253 of Deeds, Page 270 to a point; thence N56°15'57"E, 178.51 feet along said centerline to a point; thence N45°00'26"E, 50.32 feet along said centerline to a point; thence N33°08'52"E, 99.29 feet along said centerline to a point, said point lying on the southerly line of a tract of land described in Book 466 of Deeds, Page 238; thence S61°14'06"E, 12.94 feet along said southerly line to a 2" aluminum cap per PLS 5369 being the southeast corner of said tract of land described in Book 466 of Deeds, Page 238; thence N26°30'07"E, 62.12 feet along the easterly line of said tract to a 2" aluminum cap per PLS 5369; thence N28°43'35"E, 129.68 feet along the easterly line of a tract described in Book 490 of Deeds, Page 621 to an iron pipe capped with a 2" aluminum cap per PLS 5369 on the south line of a tract of land described in Book 385 of Deeds, Page 406; thence S89°35'01"E, 118.05 feet along said south line to a 2" aluminum cap per PLS 5369; thence N00°04'28"E, 484.94 feet along the east line of said tract described in Book 385 of Deeds, Page 406 to an aluminum cap per PLS 2615; thence N89°28'40"W, 150.16 feet along the north line of said tract described in Book 385 of Deeds, Page 406 to a point in Big Goose Creek as described as the east line of said tract recorded in Book 253 of Deeds, Page 270 witnessed by an iron pipe capped with a 2" aluminum cap per PLS 5369 bearing S89°28'40"E a distance of 35.40 feet; thence N03°30'48"W, 41.24 feet along said east line and said Big Goose Creek to a point; thence N15°50'48"W, 105.80 feet along said east line and said Big Goose Creek to a point; thence N07°17'12"E, 119.30 feet along said east line and said Big Goose Creek to a 2" aluminum cap per PLS 5369; thence N49°37'12"E, 36.86 feet along said east line to a 2" aluminum cap per PLS 5369 lying on said south right of way line of Big Goose Road (AKA State Highway No. 331); thence N67°27'35"E, 155.40 feet along said south right of way line to a 2" aluminum cap per PLS 5369 lying on the east line of said tract described in Book 324 of Deeds, Page 559; thence, continue N67°27'35"E, 196.67 feet along said south right-of-way line of said Big Goose Road (AKA State Highway No. 331) to a point; thence N22°48'48"W, 19.98 feet along said south right-of-way line to a point; thence N67°09'42"E, 285.72 feet along said south right-of-way line to a point; thence N67°48'59"E, 168.49 feet along said south right-of-way line to a point; thence S00°31'47"W, 2242.55 feet to a point; thence S89°47'56"W, 1094.63 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 40.97 acres of land, more or less.

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



LEGAL DESCRIPTION

Re: Tract 4 (±32.58 Acres)
September 6, 2017

A tract of land situated in the SW¼SE¼ of Section 9 and the NW¼NE¼ 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 south quarter corner of said Section 9 (Witnessed with a 3¼" Aluminum Cap per PLS 2615, bearing S89°43'54"W, a distance of 26.23 feet); thence N00°15'18"W, 289.60 feet along the west line of said SE¼ to a point; thence N89°47'56"E, 1094.63 feet to a point; thence S00°31'47"W, 1084.41 feet to a point, said point lying on the northerly line of a tract of land described in Book 568 of Deeds, Page 606; thence S70°09'06"W, 76.98 feet along said northerly line of a tract described in Book 568 of Deeds, Page 606 to a point; thence S57°47'10"W, 262.57 feet along said northerly line to a point; thence S73°19'22"W, 268.96 feet along said northerly line to a point; thence S73°18'44"W, 284.78 feet along said northerly line to a point; thence S83°10'14"W, 260.81 feet said northerly line to a point, said point lying on the west line of said NW¼NE¼; thence N00°01'56"E, 1147.01 feet along said west line of said NW¼NE¼ the **POINT OF BEGINNING** of said tract.

Said tract contains 32.58 acres of land, more or less.

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