

## WARRANTY DEED

Gregory Tye Schmett, Successor Trustee of the Leroy (Roy) Henry Schmett Revocable Trust, dated June 5, 2009, 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 Robert E. Pfister, II and Stacy A. McPhail, each a single person and together as tenants in common, GRANTEEES, whose address is PO BOX 338, Buffalo  
WY 82824, 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:

**A tract of land located in the NW $\frac{1}{4}$  of Section 14, T53N, R81 W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:**

Commencing at an existing 1948 BLM Brass Cap that marks the North quarter (1/4) corner of said Section 14; thence N89°51'38"W (GLO-N89°54'W) along the North line of said Section 14 a distance of 541.26 feet to a point, said point being a 2 inch aluminum cap on a 5/8ths inch rebar, stamped PLS 5367; thence S15°25'03"W a distance of 570.41 feet to a point, said point being a 2 inch aluminum cap on a 5/8ths inch rebar, stamped PLS 5367; thence continuing S15°25'03"W a distance of 65.00 feet to a point, said point being the true point of beginning; thence S52°02'15"E a distance of 33.34 feet to a point; thence S34°06'24"E a distance of 133.77 feet to a point; thence S22°47'08"E a distance of 225.12 feet to a point; thence S70°36'37"W a distance of 135.66 feet to a point; thence N81°15'05"W a distance of 41.73 feet to a point; thence S74°44'26"W a distance of 36.18 feet to a point; thence S44°59'29"W a distance of 26.93 feet to a point; thence S12°05'29"W a distance of 45.44 feet to a point; thence S22°12'42"E a distance of 121.70 feet to a point; thence S44°01'14"E a distance of 132.41 feet to a point; thence S69°32'42"E a distance of 99.90 feet to a point; thence S59°38'58"E a distance of 150.75 feet to a point; thence S07°32'14"E a distance of 108.85 feet to a point; thence S32°28'11"W a distance of 159.79 feet to a point, thence S64°01'08"W a distance of 68.83 feet to a point; thence N83°22'26"W a distance of 186.09 feet to a point; thence S02°34'12"W a distance of 50.00 feet to a point, said point being a 2 inch aluminum cap on a 5/8ths inch rebar, stamped PLS 5367; thence continuing S02°34'12"W a distance of 823.16 feet to a point on the Northerly Right-of-Way line of U.S. Highway 14, said point being a 2 inch aluminum cap on a 5/8ths inch rebar stamped PLS 5367, and said point also being the point of beginning of a non-tangent curve to the right having a radius of 1587.02 feet and a bearing to the radius of N26°16'15"E; thence along said Northerly Right-of-Way line of U.S. Highway 14, and along said non-tangent circular curve to the right through a central angle of 14°45'04" a distance of 408.59 feet to an existing Highway Reference Monument, stamped P.C. 1358+21.24 at 50 feet left of centerline; thence N48°58'03"W (Record-S49°29'48.2"E) along said Northerly Right-Of-Way line of U.S. Highway 14 a distance of 1022.40 feet to a point, said point being an existing 2 inch aluminum capped rebar, stamped LS 6594, and said point also being on the Easterly boundary of a parcel of land conveyed by Warranty Deed to Eugene F. and Rosemary F. Todd, as recorded on May 4, 1979, in Book 239, Page 586, in the Office of the Clerk of Sheridan County, Wyoming; thence N29°45'42"E (Record-N26°57'00"E) along said Easterly boundary of said

Todd parcel a distance of 335.55 feet to a point, said point being an existing 2 inch aluminum capped rebar, stamped LS 6594; thence continuing along said Easterly boundary of said Todd parcel, N25°15'24"W (Record-N28°03'50"W) a distance Of 107.68 feet to a 2 inch aluminum cap on a 5/8 inch rebar, stamped PLS 5367; thence continuing N25°15'24"W along said Easterly boundary of said Todd parcel a distance of 25.00 feet to a point, said point being on the centerline of Piney Creek as it existed on March 1, 2003; thence N65°43'06"E a distance of 39.90 feet to a point; thence N55°31'11"E a distance of 116.13 feet to a point; thence N23°48'34"E a distance of 113.25 feet to a point; thence N09°44'59"E a distance of 92.81 feet to a point; thence N26°45'40"W a distance of 90.43 feet to a point; thence N07°42'35"W a distance of 138.45 feet to a point; thence N21°52'35"E a distance of 93.94 feet to a point; thence N39°24'06"E a distance of 119.30 feet to a point; thence S89°59'59"E a distance of 111.44 feet to a point; thence S74°10'10"E a distance of 94.30 feet to a point; thence N82°46'36"E a distance of 369.41 feet to a point; thence S72°04'02"E a distance of 153.17 feet to a point; thence S52°02'15"E a distance of 102.57 feet to the true point of beginning.

*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, any minerals and mineral rights owned by Grantor, without warranty, and 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 to building and zoning regulations and city, state and county subdivision laws.

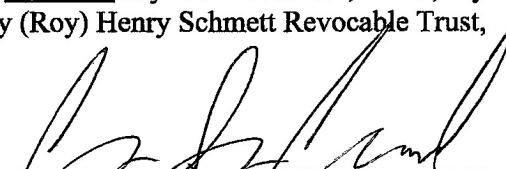
WITNESS my hand this 26<sup>th</sup> day of December, 2025.

  
Gregory Tye Schmett, Successor Trustee

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2025, by Gregory Tye Schmett, Successor Trustee of the Leroy (Roy) Henry Schmett Revocable Trust, dated June 5, 2009.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My commission expires:

