

WARRANTY DEED

RNR Angus, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Ross K. Peterson and Maria A. Peterson, Trustees of The Ross K. and Maria A. Peterson Trust under Agreement dated August 25, 2000, GRANTEES, whose address is 146 Lower Prairie Dog 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 our hands this 12th day of December, 2024.

RNR Angus, LLC, a Wyoming limited liability company

Ross K. Peterson
Ross K. Peterson, Manager

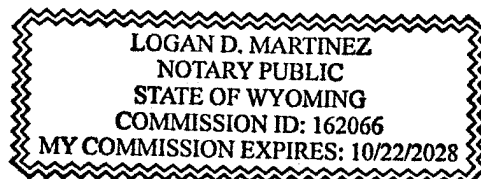
STATE OF WYOMING)
) ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 12th day of December, 2024 by Ross K. Peterson, as Manager of RNR Angus, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28





2025-796761 1/10/2025 4:10 PM PAGE: 2 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"
TRACT 3
GRANTOR: RNR ANGUS LLC
GRANTEE: PETERSON TRUST

A tract of land being that portion of the E $\frac{1}{2}$ NW $\frac{1}{4}$, Section 27 lying west of the visual centerline of Lower Prairie Dog AKA County Road No. 1211, all in Township 57 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown as **TRACT 3** on **RECORD OF SURVEY A-764**, attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

BEGINNING at the southeast corner of said E $\frac{1}{2}$ NW $\frac{1}{4}$, not monumented and lying S88°49'58"E, a distance of 1345.00 feet from the west quarter corner of said Section 27 (monumented with a BLM brass cap); thence N00°00'18"W, 356.62 feet along the east line of said E $\frac{1}{2}$ NW $\frac{1}{4}$ to a point on said centerline, not monumented; thence S24°02'12"E, 394.06 feet along said centerline to a point on the south line of said E $\frac{1}{2}$ NW $\frac{1}{4}$ witnessed by a 2" aluminum cap per PLS 5369 bears S88°49'58"E a distance of 34.57 feet; thence N88°49'58"W, 160.51 feet along said south line to the **POINT OF BEGINNING**.

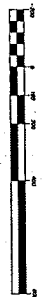
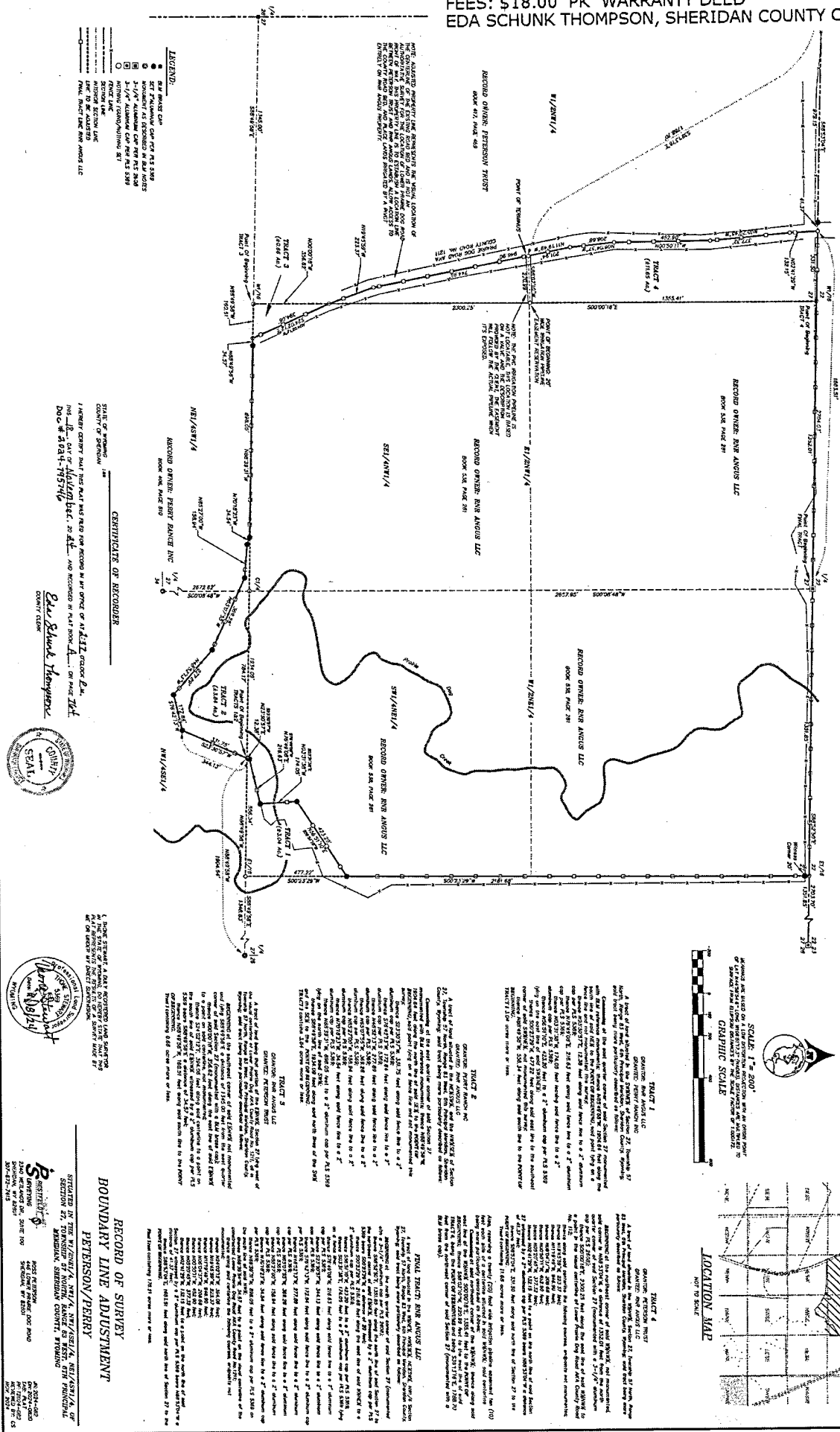
Said **Tract 3** containing 0.66 acres more or less.

Bearings are based on a Low Distortion Projection with an origin point of Lat. N44°58'54.6" Long. W106°51'17.3" (NAD83). Distances are multiplied to surface from ellipsoid distances by the Scale Factor of 1.000172.

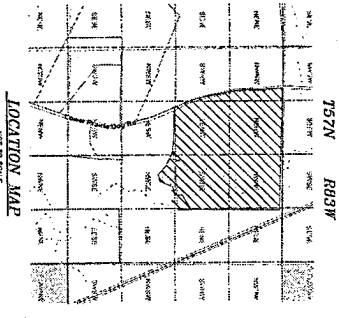
NO. 2025-796761 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT

SITUATED IN THE N1/2NW1/4, N1/4, NE1/4SE1/4, NE1/4SW1/4, OF
SECTION 21, T14N, R33W, SHERIDAN COUNTY, WYOMING
FOR THE PURPOSES OF CREATING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING
LAW AND ORDER PER THE ORDER OF SHERIDAN COUNTY CLERK EDA SCHUNK THOMPSON.



SCALE: 1" = 200'
GRAPHIC SCALE



SITUATED IN THE N1/2NW1/4, N1/4, NE1/4SE1/4, NE1/4SW1/4, OF
SECTION 21, T14N, R33W, SHERIDAN COUNTY, WYOMING
FOR THE PURPOSES OF CREATING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING
LAW AND ORDER PER THE ORDER OF SHERIDAN COUNTY CLERK EDA SCHUNK THOMPSON.

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
PETERSON/PERRY

STATE OF WYOMING
COUNTY OF SHERIDAN
I HEREBY CERTIFY THAT THIS PLAT AND MAP WAS RECORDED IN MY OFFICE OF SHERIDAN COUNTY CLERK EDA SCHUNK THOMPSON.
Doc # 2024-795746
EDA Schunk Thompson
COUNTY CLERK

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