



2025-796762 1/10/2025 4:11 PM PAGE: 1 OF 4
FEES: \$21.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Ross K. Peterson and Maria A. Peterson, Trustees of The Ross K. and Maria A. Peterson Trust under Agreement dated August 25, 2000, GRANTORS, 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 RNR Angus, LLC, a Wyoming limited liability company, GRANTEE whose address is

446 Lower Prairie Dog Rd. 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 12 day of DECEMBER, 2024.

The Ross K. and Maria A. Peterson Trust under Agreement dated August 25, 2000

Ross K. Peterson
Ross K. Peterson, Trustee

Maria A. Peterson
Maria A. Peterson, Trustee

STATE OF WYOMING)

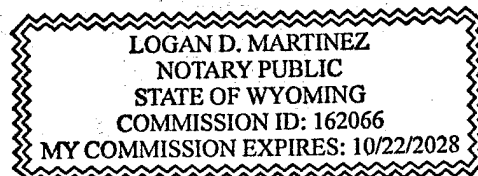
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 12th day of December, 2024 by Ross K. Peterson, Trustee of The Ross K. and Maria A. Peterson Trust under Agreement dated August 25, 2000.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING

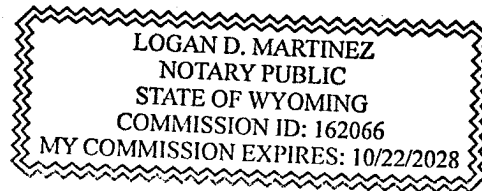
COUNTY OF Sheridan)
)ss.
)

This instrument was acknowledged before me on the 12th day of December, 2024
by Maria A. Peterson, Trustee of The Ross K. and Maria A. Peterson Trust under Agreement
dated August 25, 2000.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28





2025-796762 1/10/2025 4:11 PM PAGE: 3 OF 4

FEES: \$21.00 PK WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

TRACT 4

GRANTOR: PETERSON TRUST

GRANTEE: RNR ANGUS LLC

A tract of land situated in the $W\frac{1}{2}NW\frac{1}{4}$, Section 27, Township 57 North, Range 58 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown as **TRACT 4** 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 northeast corner of said $W\frac{1}{2}NW\frac{1}{4}$, not monumented, said corner is $N88^{\circ}53'04''W$, a distance of 1352.01 feet from the north quarter corner of said Section 27 (monumented with a 3-1/4" aluminum cap per PLS 2008); thence $S00^{\circ}00'18''E$, 2300.25 feet along the east line of said $W\frac{1}{2}NW\frac{1}{4}$ to a point in the visual centerline of Lower Prairie Dog Road AKA County Road No. 112; thence along said centerline the following courses, endpoints not monumented; thence $N19^{\circ}45'59''W$, 223.37 feet; thence $N11^{\circ}19'49''W$, 946.90 feet; thence $N06^{\circ}04'37''W$, 208.68 feet; thence $N00^{\circ}50'11''W$, 452.90 feet; thence $N05^{\circ}20'45''W$, 377.32 feet; thence $N02^{\circ}41'29''W$, 132.15 feet to a point on the north line of said Section 27 witnessed by a 2" aluminum cap per PLS 5369 bears $N88^{\circ}53'04''W$ a distance of 41.37 feet; thence $S88^{\circ}53'04''E$, 331.50 feet along said north line of Section 27 to the **POINT OF BEGINNING**.

Said **Tract 4** containing 11.68 acres more or less.

Also, reserving a twenty (20) foot wide irrigation pipeline easement, ten (10) feet each side of a centerline situated in said $W\frac{1}{2}NW\frac{1}{4}$; said centerline being more particularly described as follows:

Commencing at said northeast corner of the $W\frac{1}{2}NW\frac{1}{4}$; thence along said east line of the $W\frac{1}{2}NW\frac{1}{4}$, $S00^{\circ}00'18''W$, 1355.41 feet to the **POINT OF BEGINNING**; thence $S88^{\circ}02'10''$, 220.99 feet to the west line of said **TRACT 4**, being the **POINT OF TERMINUS** and being $S39^{\circ}13'16''E$, 1788.70 feet from the northwest corner of said Section 27 (monumented with a BLM brass cap).

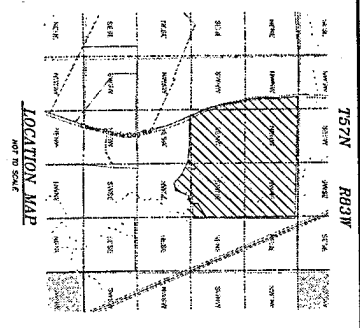
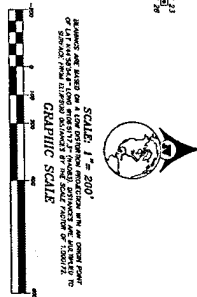
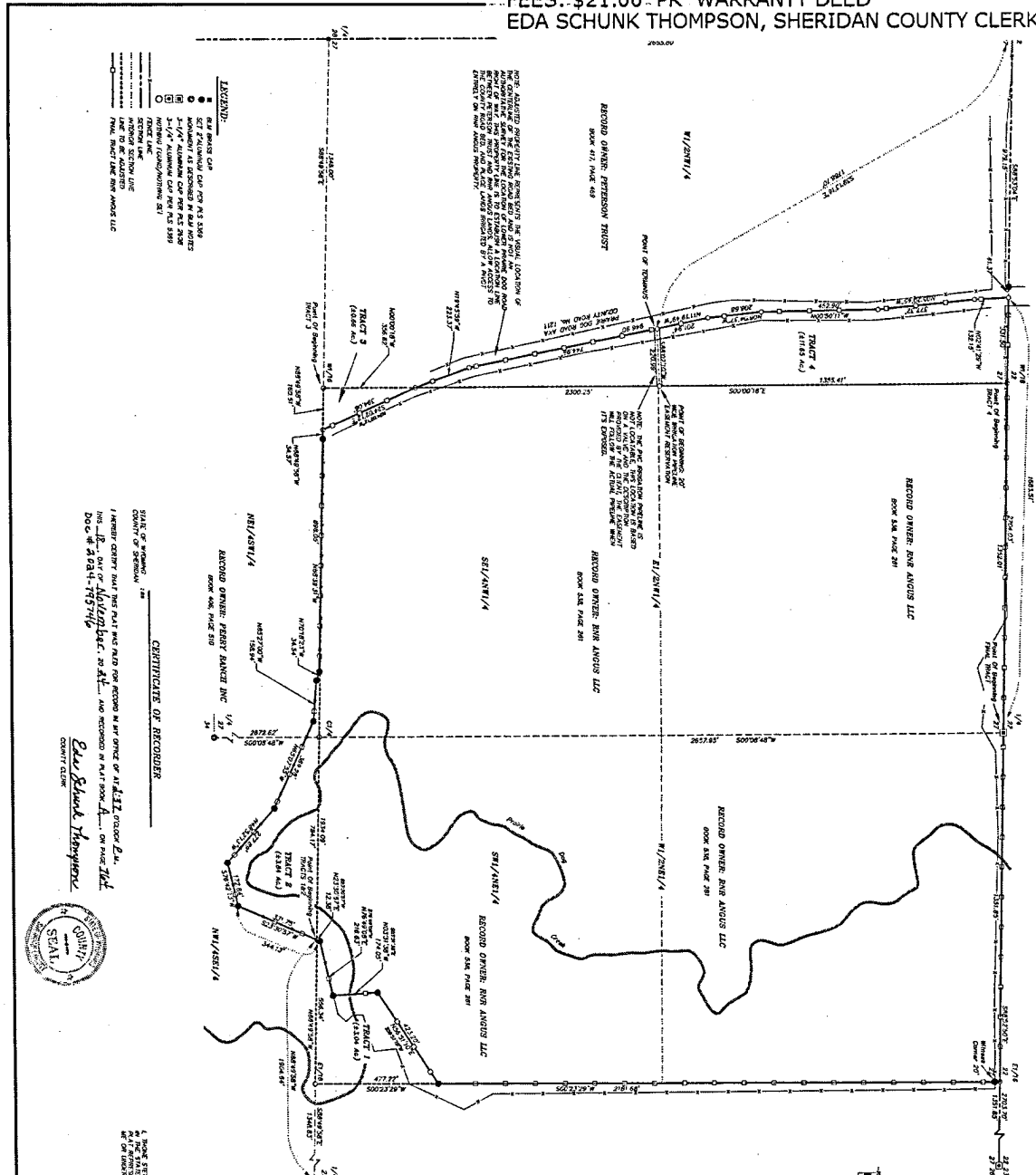
Bearings are based on a Low Distortion Projection with an origin point of Lat. $N44^{\circ}58'54.6''$ Long. $W106^{\circ}51'17.3''$ (NAD83). Distances are multiplied to surface from ellipsoid distances by the Scale Factor of 1.000172.

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NO. 2025-796762 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT

SITUATED IN THE 11/20N/4, NE1/4, NW1/4, SE1/4, SW1/4, OF SECTION 27, T11N, R10W, SHERIDAN COUNTY, WYOMING
THE BOUNDARIES OF CERTAIN A REMAINDER AND ADJACENT LANDS ARE SHOWN
AND THE DEED MAY HAVE THE EFFECT OF CREATING NEW LAND SURVEYS.



TRACT 1
OWNER: EDA SCHUNK THOMPSON
A tract of land situated in the 11/20N/4, NE1/4, NW1/4, SE1/4, SW1/4, of SECTION 27, T11N, R10W, SHERIDAN COUNTY, WYOMING, containing 160 acres, more or less, and being more particularly described as follows:
Beginning at the southeast corner of said Section 27, Township 11 North, Range 10 West, and running thence South 89° 15' 00\"/>

TRACT 2
OWNER: EDA SCHUNK THOMPSON
A tract of land situated in the 11/20N/4, NE1/4, NW1/4, SE1/4, SW1/4, of SECTION 27, T11N, R10W, SHERIDAN COUNTY, WYOMING, containing 160 acres, more or less, and being more particularly described as follows:
Beginning at the southeast corner of said Section 27, Township 11 North, Range 10 West, and running thence South 89° 15' 00\"/>

TRACT 3
OWNER: EDA SCHUNK THOMPSON
A tract of land situated in the 11/20N/4, NE1/4, NW1/4, SE1/4, SW1/4, of SECTION 27, T11N, R10W, SHERIDAN COUNTY, WYOMING, containing 160 acres, more or less, and being more particularly described as follows:
Beginning at the southeast corner of said Section 27, Township 11 North, Range 10 West, and running thence South 89° 15' 00\"/>

TRACT 4
OWNER: EDA SCHUNK THOMPSON
A tract of land situated in the 11/20N/4, NE1/4, NW1/4, SE1/4, SW1/4, of SECTION 27, T11N, R10W, SHERIDAN COUNTY, WYOMING, containing 160 acres, more or less, and being more particularly described as follows:
Beginning at the southeast corner of said Section 27, Township 11 North, Range 10 West, and running thence South 89° 15' 00\"/>

TRACT 5
OWNER: EDA SCHUNK THOMPSON
A tract of land situated in the 11/20N/4, NE1/4, NW1/4, SE1/4, SW1/4, of SECTION 27, T11N, R10W, SHERIDAN COUNTY, WYOMING, containing 160 acres, more or less, and being more particularly described as follows:
Beginning at the southeast corner of said Section 27, Township 11 North, Range 10 West, and running thence South 89° 15' 00\"/>

FINAL TRACT: EDA SCHUNK THOMPSON
A tract of land situated in the 11/20N/4, NE1/4, NW1/4, SE1/4, SW1/4, of SECTION 27, T11N, R10W, SHERIDAN COUNTY, WYOMING, containing 160 acres, more or less, and being more particularly described as follows:
Beginning at the southeast corner of said Section 27, Township 11 North, Range 10 West, and running thence South 89° 15' 00\"/>

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
PETERSON/PERRY

STATE OF WYOMING
COUNTY OF SHERIDAN
1. I, EDA SCHUNK THOMPSON, CLERK OF SHERIDAN COUNTY, WYOMING, DO HEREBY CERTIFY THAT THE PLAT AND MAP FOR RECORD IN MY OFFICE OF A 11/20N/4, NE1/4, NW1/4, SE1/4, SW1/4, OF SECTION 27, T11N, R10W, SHERIDAN COUNTY, WYOMING, DO NOT VIOLATE ANY LAW, AND ARE IN ACCORDANCE WITH THE PROVISIONS OF THE WYOMING CONSTITUTION AND STATUTES.

CERTIFICATE OF RECORDER
EDA SCHUNK THOMPSON
CLERK OF SHERIDAN COUNTY, WYOMING

DO NOT VIOLATE ANY LAW, AND ARE IN ACCORDANCE WITH THE PROVISIONS OF THE WYOMING CONSTITUTION AND STATUTES.

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