



2022-778487 5/12/2022 10:39 AM PAGE: 1 OF 3
FEES: \$18.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grants and conveys to Bryan C. Bontrager and Bethany M. Bontrager, as husband and wife, GRANTEE, whose address is 2242 Hwy 14, Walden CO 80430 all of its right, title and interest in 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, described as follows:

Please see the legal description and map attached hereto as Exhibit A and Exhibit B.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

TOGETHER WITH all of Grantor's rights, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights, reservoir permits belonging or in any way appertaining to subject property;

TOGETHER WITH all coal, oil, gas, uranium, fissionable and fusionable materials and all other minerals and mineral rights, royalties and royalty rights of every kind owned by Grantor or which Grantor can hereby convey contained in and underlying the above described lands;

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.

Grantor covenants that it will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by or through the Grantor but not through prior owners.

WITNESSED this 11th day of May, 2022.

Black Gold Land Company, LLC

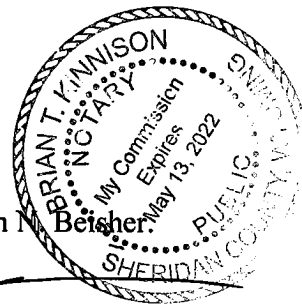
By: Brian N. Beisher, manager/member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 11th day of May, 2022, by Brian N. Beisher.

WITNESS my hand and official seal:

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public



My Commission expires: 5-13-22



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LEGAL DESCRIPTION
EXHIBIT "A"

TRACT 13 NE DECKER ROAD

A tract of land situated within the SW1/4 of Section 12 and the N1/2 of Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; being more particularly described as follows:

Beginning at the NE corner of Section 13, thence S 0°12'3" E, 806.56 feet, along the east line of said section; thence S 86°55'12" W, 4263.39 feet, to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way line, N 23°15'50" E, 292.77 feet; thence entering a spiral-curve-spiral, the entrance spiral having a chord bearing of N 20°31'48" W, 375.00 feet; thence through a curve concave to the east, having a radius of 960.92 feet, a central angle of 51°54'41", an arc length of 870.62 feet, a chord bearing of N 12°2'23" E, and a chord length of 841.14 feet; thence N 51°55'48" W, 84.88 feet; thence through a curve concave to the southeast, having a radius of 1045.92 feet, a central angle of 15°15'13", an arc length of 278.45 feet, a chord bearing of N 46°8'38" E, and a chord length of 277.63 feet; thence through a portion of the exit spiral with a chord bearing of N 59°16'27" E, 263.00 feet; thence departing from said right-of-way, S 1°8'18" E, 1138.38 feet, along the east line of said SW 1/4, to the N1/4 corner of said Section 13; thence along the north line of said Section, N 84°54'3" E, 3959.69 feet, to the Point of Beginning.

Containing 85.26 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.

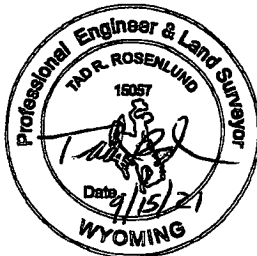


EXHIBIT A

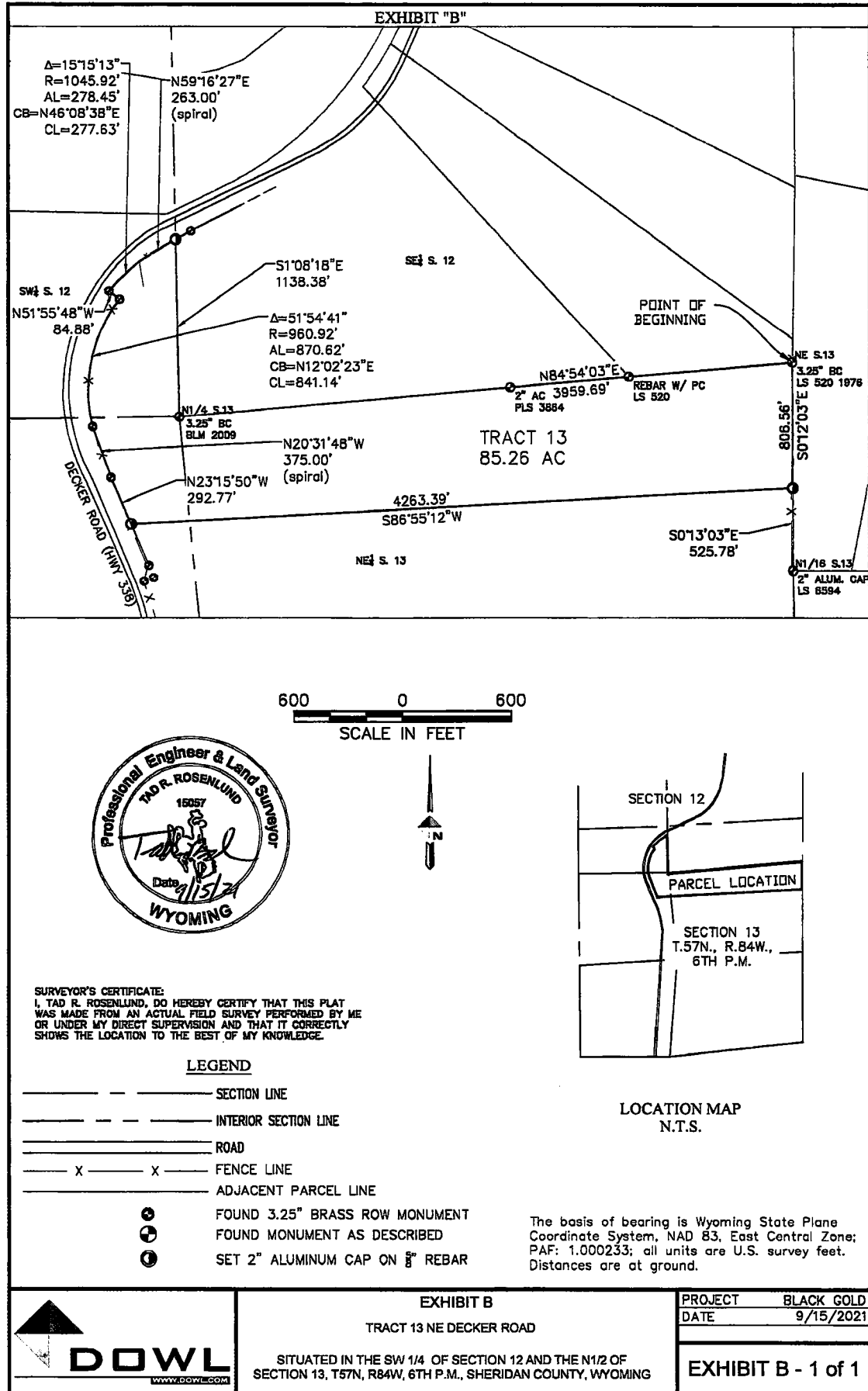
TRACT 13 NE DECKER ROAD

SITUATED IN THE SW 1/4 OF SECTION 12 AND THE N1/2 OF
SECTION 13, T57N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING

PROJECT	BLACK GOLD
DATE	9/15/2021

EXHIBIT A - 1 of 1

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801