

WARRANTY DEED

Ward B. Strang and Julie Strang, Trustees of the Strang Family Trust as amended and restated September 4, 2018, as Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to **John C. Grambo**, individually, of P.O. Box 255, Dayton, Wyoming 82836, as Grantee, all of Grantor's right, title and interest in and to the following real properties located in Sheridan County, Wyoming:

A tract of land located in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 14, T56 N., R87 W. of the 6th Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the north line of Section 14 located N. 89°36'22"E., 1737.13 feet from the northwest corner of said Section 14; thence N. 89°36'22"E., 911.98 feet along the north section line of Section 14 to the (Proportionate) north one-quarter corner of Section 14; thence along the east line of the NW $\frac{1}{4}$ S. 0°09'16" W., 1606.18 feet to a point on the northerly right-of-way of Horseshoe Road; thence S. 59°47'44" W., 22.47 feet along said northerly right-of-way; thence S. 55°03'28"W., 506.44 feet along the northerly right-of-way of Crystal Road; thence N. 34°56'32" W., 1036.03 feet; thence N. 06°31'26" E., 1058.88 feet to the point of beginning.

Together with all improvements thereon and appurtenances thereto, and all water and water rights, ditch rights and stock in any ditch or reservoir company, well permits and underground water rights appurtenant thereto;

Together with all mineral rights owned by Grantor, including rights to sand and gravel;

Subject to reservations and exceptions in patents from the United States, prior mineral reservations, easements, restrictions, covenants 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.

Grantor waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

