



WARRANTY DEED

Black Gold Land Company, LLC, a Wyoming Limited Liability Company, Grantor, for an in consideration of Ten Dollars (\$10.00), in hand paid, receipt and sufficiency whereof is hereby acknowledged, grants and conveys to Tad Rosenlund and Devona Rosenlund, husband and wife, of 10 Brookie Road, Banner, Wyoming 82832, the following described real property located in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

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

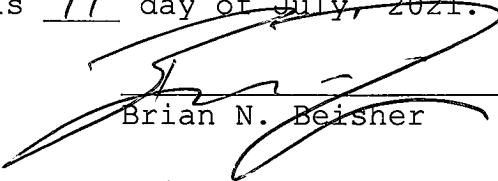
TOGETHER WITH with all improvements, hereditaments and appurtenances thereunto belonging or appertaining;

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

TOGETHER WITH any and all mineral rights owned by Grantor or which Grantor can hereby convey contained in and underlying the subject property;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record and of site, and subject to 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 my hand this 19TH day of July, 2021.



Brian N. Beisher



STATE OF WYOMING)
) ss.
County of Sheridan)

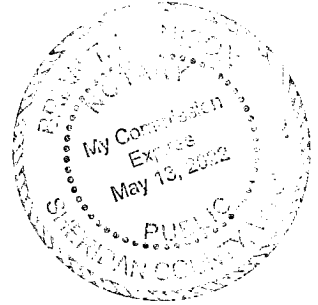
The foregoing instrument was acknowledged before me this 19th
day of July 2021, by Brian N. Beisher.

WITNESS my hand and official seal.

Notary Public

My Commission expires:

5-13-22.



LEGAL DESCRIPTION
EXHIBIT "A"

TRACT 2 SE DECKER ROAD

A tract of land situated within part of the NW $\frac{1}{4}$ of Section 25, the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, and part of the S $\frac{1}{2}$ of Section 24, 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:

Commencing at the North $\frac{1}{4}$ corner of said Section 25, thence S 0°10'30" E, 1344.15 feet, to the center north $\frac{1}{16}$ corner of said Section 25 and the true Point of Beginning; thence N 87°46'28" E, 1345.34 feet to the NE $\frac{1}{16}$ corner of said Section 25; thence N 0°27'35" W, 1371.40 feet; thence N 0°0'0" E, 103.41 feet; thence S 87°54'29" W, 369.95 feet; thence S 87°54'34" W, 3298.64 feet to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way S 3°26'38" W, 268.58 feet; thence S 86°29'48" E, 29.83 feet; thence S 1°31'59" W, 446.48 feet; thence through a curve concave to the west having a radius of 2029.86 feet, a central angle of 4°20'6", an arc length of 153.57 feet, a chord bearing of S 1°31'59" W, and a chord length of 153.54 feet; thence N 86°45'15" W, 19.68 feet; thence through a curve concave to the west having a radius of 2049.86 feet, a central angle of 6°0'22", an arc length of 214.78 feet, a chord bearing of S 1°42'5" W, and a chord length of 214.78 feet; thence S 80°25'14" E, 29.89 feet; thence through a curve concave to the west having a radius of 2055.66 feet, a central angle of 2°2'58", an arc length of 73.53 feet, a chord bearing of S 10°59'17" W, and a chord length of 73.53 feet; thence, departing from said right-of-way, S 82°53'59" E, 1991.39 feet, to the Point of Beginning.

Containing 105.00 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.



2021-770817 7/19/2021 4:04 PM PAGE: 3 OF 4
FEES: \$21.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

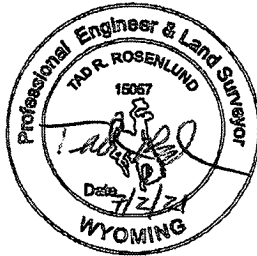
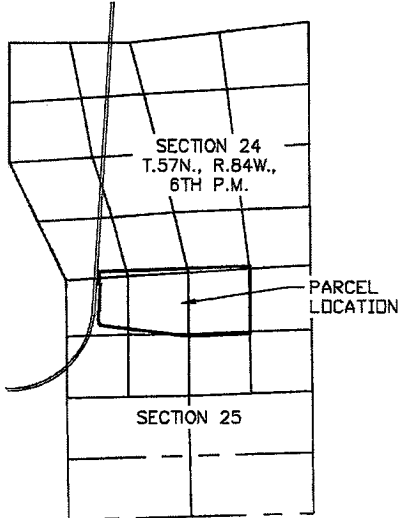
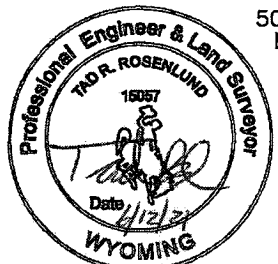
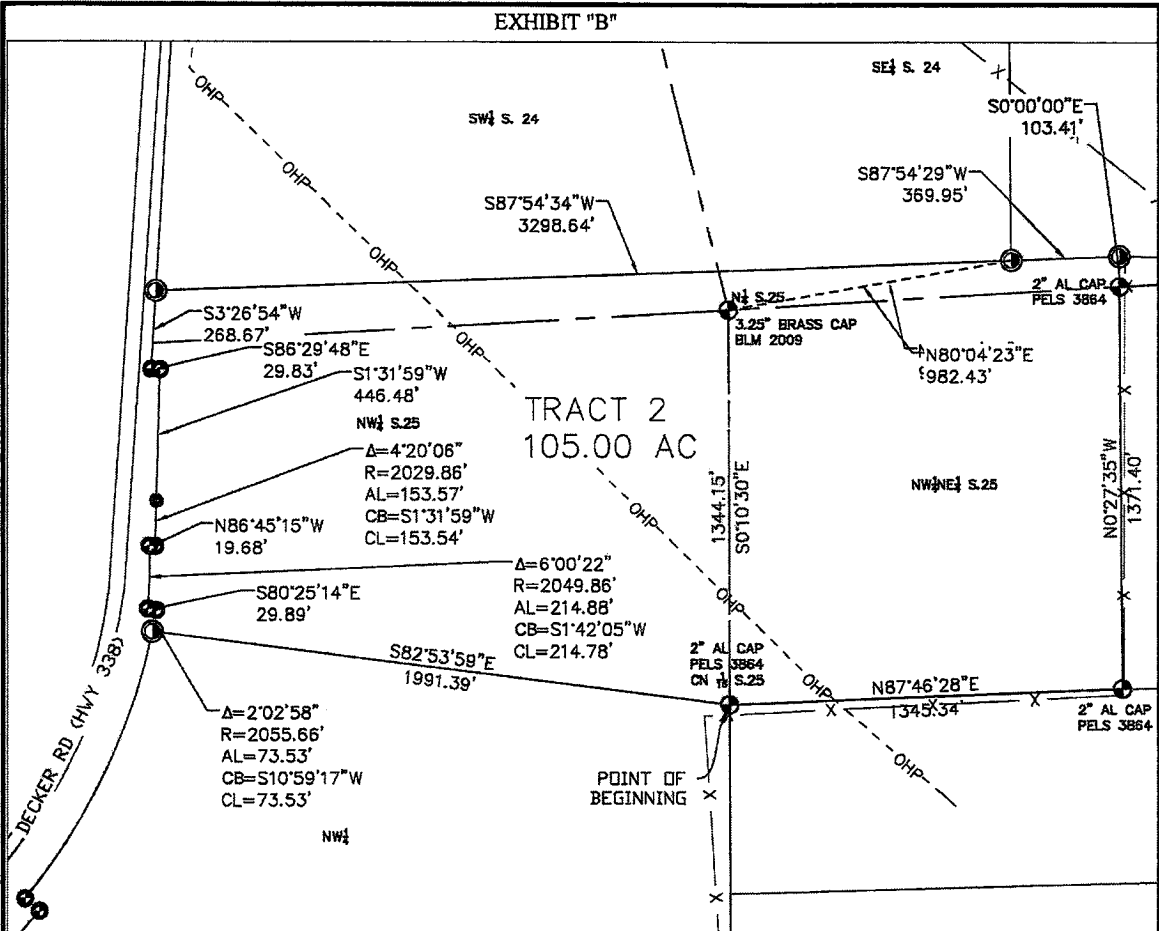


EXHIBIT B
TRACT 2 SE DECKER ROAD
SITUATED IN N1/2 SECTION 25 AND S1/2 SECTION 24, T57N, R84W,
6TH P.M., SHERIDAN COUNTY, WYOMING

PROJECT	BLACK GOLD
DATE	8/11/2021
EXHIBIT A - 1 of 1	



U:\Decker Road Property\EXHIBITS.dwg PLOT DATE 2021-6-12 22:23 SAVED DATE 2021-08-12 15:08 USE3



SURVEYOR'S CERTIFICATE:
 I, TAD R. ROSENLUND, DO HEREBY CERTIFY THAT THIS PLAT
 WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME
 OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY
 SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

LEGEND

- SECTION LINE
- - - INTERIOR SECTION LINE
- ==== TWO TRACK ROAD
- X - X - FENCE LINE
- - - ADJACENT PARCEL LINE
- - - OHP - - - OHP - - OVERHEAD POWERLINE
- ⊗ FOUND 3.25" BRASS ROW MONUMENT
- ⊙ FOUND MONUMENT AS DESCRIBED
- ⊙ SET 2" ALUMINUM CAP ON 1/2" REBAR
- ⊙ INFLECTION POINT
- ⊙ SET 3.25" ALUMINUM CAP ON 1/2" REBAR

LOCATION MAP
N.T.S.

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



EXHIBIT B
 TRACT 2 SE DECKER ROAD
 SITUATED IN N1/2 SECTION 25 AND S1/2 SECTION 24, T57N, R84W,
 6TH P.M., SHERIDAN COUNTY, WYOMING

PROJECT	BLACK GOLD
DATE	6/11/2021
EXHIBIT B - 1 of 1	

NO. 2021-770817 WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801