



2025-799733 6/10/2025 12:16 PM PAGE: 1 OF 3
FEES: \$18.00 IH WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

WW Land Group, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, Garrett Lee Kremers and Morgan Beth Kremers, husband and wife, as tenants by the entirety, whose address is 690 Murphy Gouich Rd. Banner, WY 82832 the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

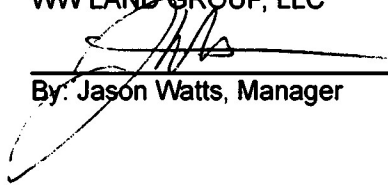
SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record 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(s) this 10th day of June, 2025.

WW LAND GROUP, LLC


By: Jason Watts, Manager

State of Wyoming

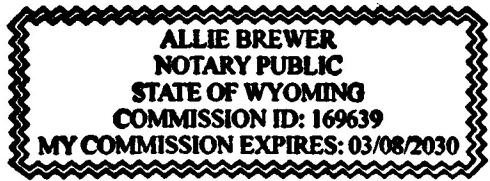
County of Sheridan

The foregoing instrument was acknowledged before me by Jason Watts, Manager of WW Land Group, LLC, a Wyoming limited liability company, this 10th day of June, 2025.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 03/08/2030





**EXHIBIT "A"
LEGAL DESCRIPTION**

A PORTION OF A TRACT OF LAND DESCRIBED BY DEED #2024-791948 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/4) AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) OF SECTION 23, ALSO IN THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26 IN TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE NORTH QUARTER CORNER (N1/4) CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 89°21'47" E, 1324.84 FEET ALONG THE NORTH LINE OF SAID SECTION 26 TO THE EAST SIXTEENTH CORNER (E1/16) COMMON WITH SAID SECTION 26 AND SECTION 23; THENCE S 00°20'44" E, 1586.84 FEET ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) OF SECTION 26; THENCE N 71°40'56" W, 3314.52 FEET TO THE NORTHWEST LINE OF COAL CREEK ROAD RIGHT-OF-WAY; THENCE N 20°26'03" E, 118.50 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 939.15 FEET, AN ARC LENGTH OF 284.31 FEET, A DELTA OF 17°20'43" AND A CHORD N 30°46'31" E, 283.23 FEET ALONG SAID NORTHWEST LINE; THENCE N 40°58'34"E, 70.90 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 331.35 FEET, AN ARC LENGTH OF 269.01 FEET, A DELTA OF 46°30'59" AND A CHORD OF N 12°49'23" E, 261.68 FEET ALONG SAID NORTHWEST LINE; THENCE N 09°25'55" W, 64.32 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 445.70 FEET, AN ARC LENGTH OF 344.96 FEET, A DELTA OF 44°20'43" AND A CHORD OF N 15°23'21" E, 336.42 FEET ALONG SAID NORTHWEST LINE; THENCE N 39°34'55" E, 134.29 FEET ALONG SAID NORTHWEST LINE; THENCE N 33°47'16" E, 60.39 FEET ALONG SAID NORTHWEST LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 26; THENCE N 51°45'09" W, 381.48 FEET; THENCE N 00°05'46" E, 443.94 FEET; THENCE N 89°22'40" E, 544.02 FEET TO THE CENTERLINE OF SAID COAL CREEK ROAD; THENCE S 14°59'23" E, 63.17 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER(NE1/4SW1/4) OF SAID SECTION 23; THENCE S 89°14'22" W, 260.48 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4); THENCE S 00°05'46" W, 1311.24 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 23 TO SAID NORTH LINE OF SAID SECTION 26; THENCE N 89°19'44" E, 1324.73 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

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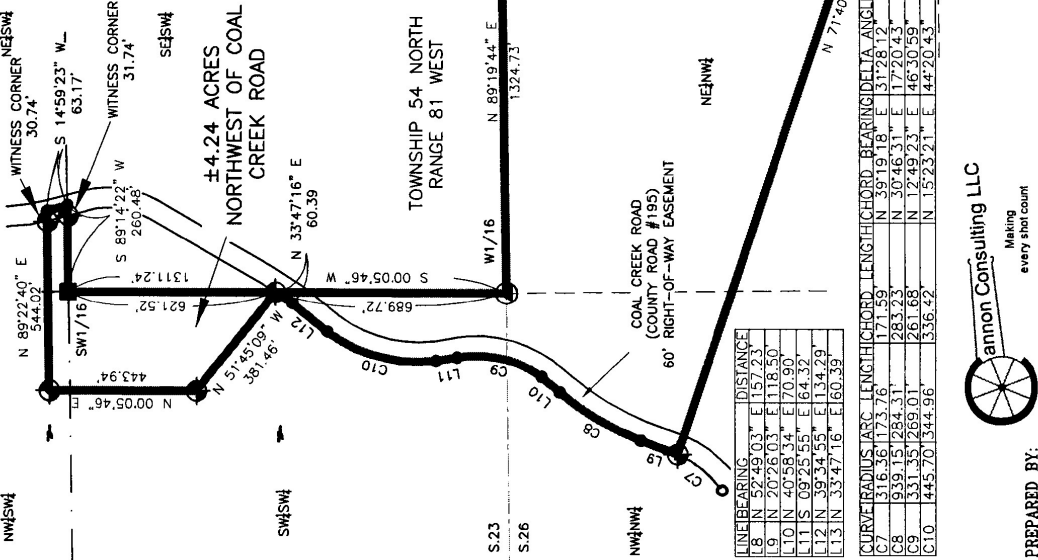
EXHIBIT OF SURVEY

A PORTION OF A TRACT OF LAND DESCRIBED BY DEED #2024-791948 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE NORTHWEST QUARTER (NW¼) AND THE WEST HALF OF THE NORTHEAST QUARTER (NW½) OF SECTION 26 AND THE SOUTHWEST QUARTER (SW¼) OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE CITY PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, CONTAINING ±83.81 ACRES

NOTE: THIS IS ONE CONTIGUOUS TRACT OF LAND



SCALE: 1"=450'
 BASIS OF BEARINGS ARE
 US STATE PLANE, NAD 83 WYOMING EAST
 CENTRAL ZONE DISTANCES ARE GROUND
 (US SURVEY FEET) PAF:1.000238



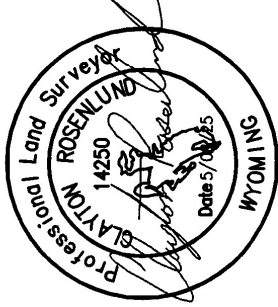
LEGEND

- FOUND 5/8 REBAR
- FOUND 2" AC PLS 6594
- ◆ FOUND 3.25" AC PLS 6594
- CALCULATED CORNER
- ⊙ SET 1.5" AC LS 14250
- ⊙ ALUMINIUM CAP
- ⊙ WITNESS CORNER
- AC
- WC
- PROPERTY LINE
- SECTION LINES
- INTERIOR SECTION LINES
- ADJOINING PROPERTY LINE
- POB POINT OF BEGINNING

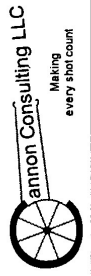
LINE/BEARING	DISTANCE
8 N 52°49'03" E	157.23
9 N 20°26'03" E	118.50
10 N 40°58'34" E	70.90
11 S 09°25'55" E	64.32
12 N 39°34'55" E	134.29
13 N 33°47'16" E	60.39
C7	316.36
C8	939.15
C9	331.35
C10	445.70

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	BEARING	DELTA ANGLE
C7	171.59	171.59	N 39°19'18" E	317°28'12"
C8	30°46'31" E	1720.43		
C9	N 12°49'23" E	4630.59		
C10	N 15°23'21" E	44720.43		

SUBJECT TRACT
 ±80.82 ACRES TOTAL
 ±76.58 ACRES
 SOUTHEAST OF COAL
 CREEK ROAD



SURVEYOR'S CERTIFICATE:
 I, CLAYTON P. 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.



Cannon Consulting LLC
 Making every shot count

PREPARED BY:
 Cannon Consulting LLC (307) 752-0109

FOR:

WW LAND CO
 BUFFALO, WYOMING

Date: 5/08/25