

WARRANTY DEED

Douglas K. Minick and Carol D. Minick, husband and wife, 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 Bucking Iron LLC, a Wyoming limited liability company, GRANTEE, whose address is PO Box 352 Story, WY 82842 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 17 day of December, 2024.

Douglas K. Minick
Douglas K. Minick

Carol D. Minick
Carol D. Minick

STATE OF Wy
COUNTY OF Sheridan

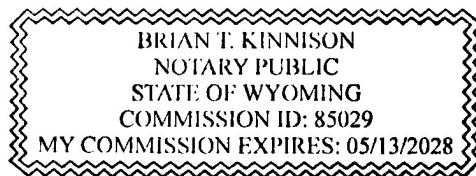
)
)ss.
)

This instrument was acknowledged before me on the 17th day of December, 2024
by Douglas K. Minick.

WITNESS my hand and official seal.

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

My Commission expires: 5/13/2028





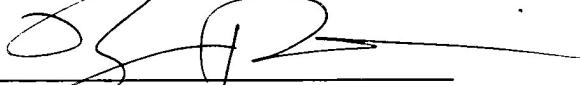
2024-796295 12/17/2024 4:07 PM PAGE: 2 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF Wy
COUNTY OF Sheridan

)
)ss.
)

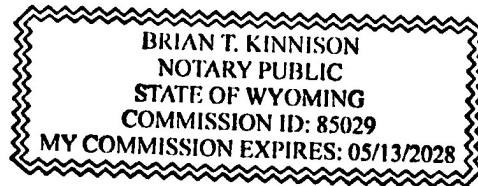
This instrument was acknowledged before me on the 17th day of December, 2024
by Carol D. Minick.

WITNESS my hand and official seal.


Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-28





2024-796295 12/17/2024 4:07 PM PAGE: 3 OF 3

FEES: \$18.00 PK WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

That part of Section 36, T56N, R84W, 6th P.M., Sheridan County, Wyoming, described as follows:

Commencing at the South $\frac{1}{4}$ corner of Section 36; thence N00°28'05"W, 2244.47 feet along the North-South $\frac{1}{4}$ line of said Section 36 to the PLACE OF BEGINNING of this description; S86°35'34"W, 37.36 feet; thence S87°49'40"W, 116.85 feet; thence N02°10'02"E, 884.55 feet; N02°07'21"E, 576.81 feet to the Southwesterly ROW line of County Road No. 139 (East Ridge Road); thence S51°44'58"E, 420.71 feet along said ROW line; thence S51°17'03"E, 564.22 feet along said ROW line; thence S07°08'12"W, 813.56 feet; thence S86°45'27"W, 310.06 feet; thence S86°35'34"W, 261.20 feet to the PLACE OF BEGINNING.

NO. 2024-796295 WARRANTY DEED

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