

WARRANTY DEED

Cowboy State Bank, a Wyoming banking corporation fka Ranchester State Bank, a Wyoming banking corporation, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to LOAA, LLC, a Wyoming limited liability company, GRANTEE, whose address is 951 Coffeen, Sheridan WY 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:

A tract of land located in the E½NW¼ of Section 35, Township 56 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, as described as follows:

Beginning at a point on the Northeasterly line of Coffeen Avenue extended, 624 feet N42°0'W, of the intersection of said Northeasterly line of Coffeen Avenue with the East line of the NW¼ of said Section 35; thence N42°0'W along said Northeasterly line of Coffeen Avenue, a distance of 200 feet; thence N48°0'E, a distance of 24 feet; thence S61°17'E, a distance of 158 feet; thence S40°42'E, a distance of 69 feet; thence S62°0'W, a distance of 77 feet to the point of beginning;

ALSO

a tract of land in the E½NW¼ of Section 35, T56N, R84W of the 6th P.M., within the limits of the City of Sheridan, Sheridan County, Wyoming described as follows:

Beginning at a point located N37°41'W, 736.2 feet from the intersection of the northeasterly line of Coffeen Avenue extended with the east line of said NW¼ Section 35; thence N76°20'E, 160.4 feet; thence S8°40'E, 75.0 feet; thence S68°50'W, 86.0 feet; thence N40°42'W, 49.0 feet; thence N61°17'W, 62.8 feet to the point of beginning;

EXCEPTING THEREFROM that certain parcel of land as conveyed to A.C.R.T. Land Partnership as contained in Warranty Deed recorded October 26, 1984, Book 289, Page 109.;

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 my/our hand(s) this 28 day of APRIL, 2016.

Cowboy State Bank,
a Wyoming Banking corporation



By: SAM T. SUMMERS

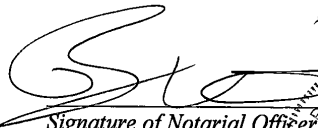
Title: PRESIDENT

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 20th day of April, 2016, by Sam T. Summers, as President of Cowboy State bank, a Wyoming banking corporation.

WITNESS my hand and official seal.

My Commission expires 5-13-18


Signature of Notarial Officer
Title: Notary Public

