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BOOK: 577 PAGE: 286 FEES: \$36.00 MFP WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

NORTH SHERIDAN LAND COMPANY, LLC, a Wyoming limited liability company of 237 North Main St., Ste. 200, Sheridan, WY 82801, ("GRANTOR"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, hereby CONVEYS AND WARRANTS unto Joshua Schuster and Kathleen Schuster, husband and wife as tenants by the entireties, of 1898 Fort Road, Building 21a, Sheridan, Wyoming 82801, ("GRANTEES"), the following described real estate situate in Sheridan County, Wyoming, to-wit:

NORTH RIM RACHETTES, TRACT 13

A PARCEL OF LAND KNOWN AS TRACT 13 THAT IS LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S17°07'03"E, 339.02 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF A TRACT OF LAND RECORDED IN BOOK 532 PAGES 81-84; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S65°36'13"E, 179.07 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S79°05'25"E, 253.59 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S62°22'56"E, 726.90 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S30°49'23"E, 497.02 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S66°39'27"E, 219.00 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY LINE S01°33'31"E, 685.16 FEET; THENCE N89°57'33"W, 570.68 FEET; THENCE N59°20'31"W, 605.26 FEET; THENCE N29°39'17"W, 300.09 FEET; THENCE N11°42'19"W, 345.33 FEET; THENCE N58°59'19"W, 260.07 FEET; THENCE N 00°12'24"E 615.48 FEET TO THE POINT OF BEGINNING.

Said lands being further depicted and described as set forth in the attached Exhibit "A" diagram, which Exhibit "A" diagram is hereby incorporated into this instrument by this reference.

Together with all improvements, fixtures, hereditaments and appurtenances thereto belonging or in anywise appertaining; and,

Together with all water rights, water well rights and related fixtures thereto belonging or in anywise appertaining, if any; and,



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Together with all oil, gas and other minerals of any kind in or under the Subject Property actually owned by the Seller, if any, but expressly excepting and not providing any implied or express warranty of any kind by the Seller to the Buyers regarding the existence, character, nature or ownership of any such rights whatsoever.

Subject to and Expressly Reserving unto Grantor and Grantor's successors and assigns in interest a strip of land situate in the above-described Tract 13 an ingress and egress easement as is more specifically described in the diagram attached to this Amendment Agreement and incorporated herein by this reference as Exhibit "B", said easement parcel expressly benefitting and running with the lands described generally in said Exhibit "B" diagram as Tract 2 that are located in the T 57 North, R 84 West, 6th P.M. Section 26: S1/2 in Sheridan County, Wyoming and expressly burdening and running with Tract 13 that are located in the T 57 North, R 84 West, 6th P.M. Section 26: SW1/4 in Sheridan County, Wyoming.

Subject to construction within a designated Building Envelope as required by the existing record covenants for this Tract in the specific location set out in the attached Exhibit "C", which Exhibit "C" is incorporated herein by this reference.

Subject to all other exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and further subject to all applicable building and zoning regulations and city, state and county subdivision laws and further subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, existing fence lines or encroachments, if any.

Fully releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

By accepting delivery of this Deed, and consistent with the underlying purchase agreement, Grantee hereby expressly and fully waives and releases Grantor from any and all disclosures, requirements, rights or claims otherwise available to it in any way or on any basis pursuant to W.S. § 34-1-151 (LexisNexis 2018).



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WITNESS my hand on this 19th day of October, 2018.

NORTH SHERIDAN LAND COMPANY, LLC

By: [Signature]
Its Managing Member

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

The above instrument was executed and acknowledged before me this 19th day of October, 2018 by Jason Spielman in his capacity as Managing Member of North Sheridan Land Company, LLC, a Wyoming limited liability company.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 4/10/22



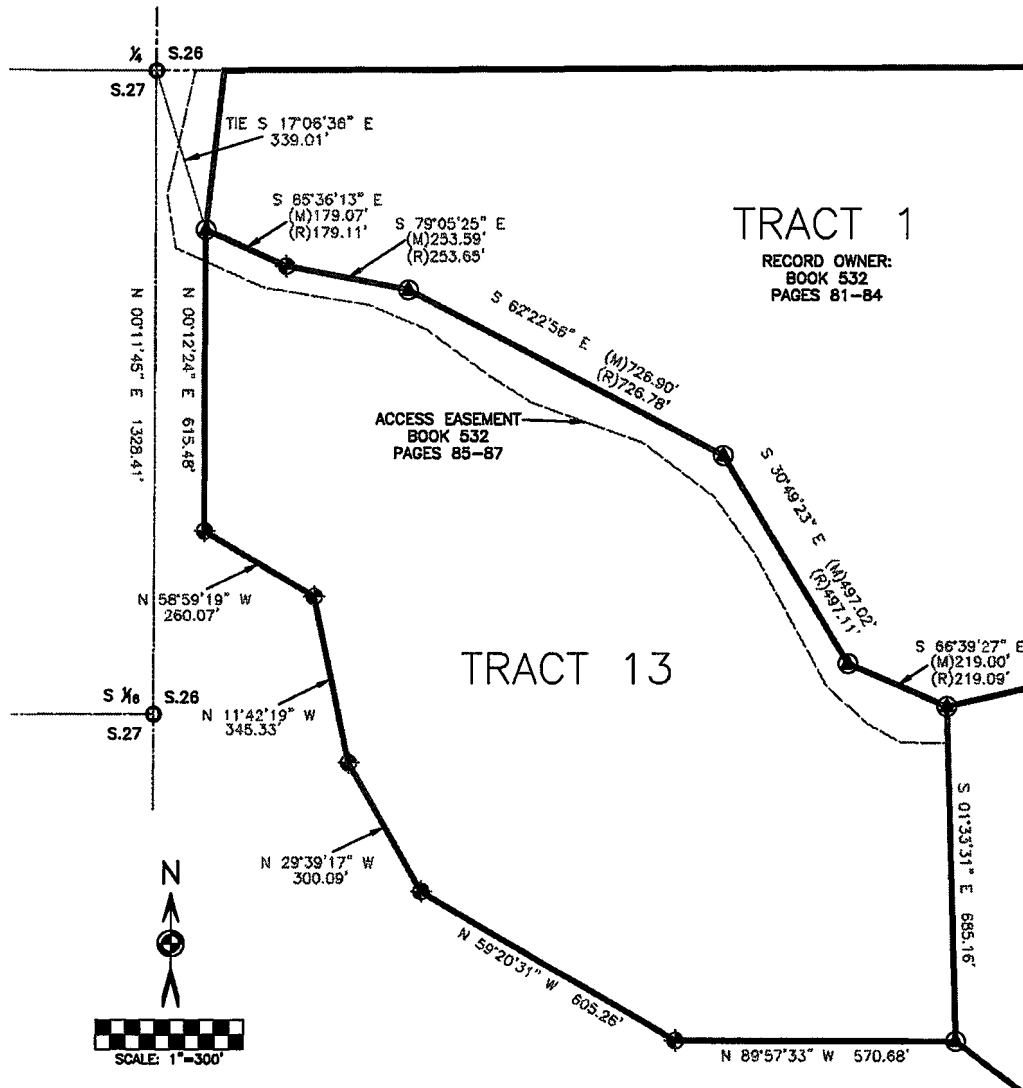


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EXHIBIT "A"

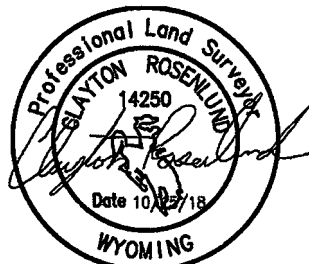
EXHIBIT A

A TRACT OF LAND, LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 26
TOWNSHIP 57 NORTH, RANGE 84 WEST, OF THE 6TH P.M.,
SHERIDAN COUNTY, WYOMING
CONTAINING \pm 35.0 ACRES



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 CORRS 96
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000233

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.



LEGEND

- FOUND EXISTING 2" AC-PLS 5300
- ◆ SET 1 1/2" AC-LS 14250 ON FOUND #5 REBAR
- FOUND 2" BRASS CAP IN 2" IRON PIPE
- AC ALUMINUM CAP
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT

FOR:
NORTH SHERIDAN LAND COMPANY

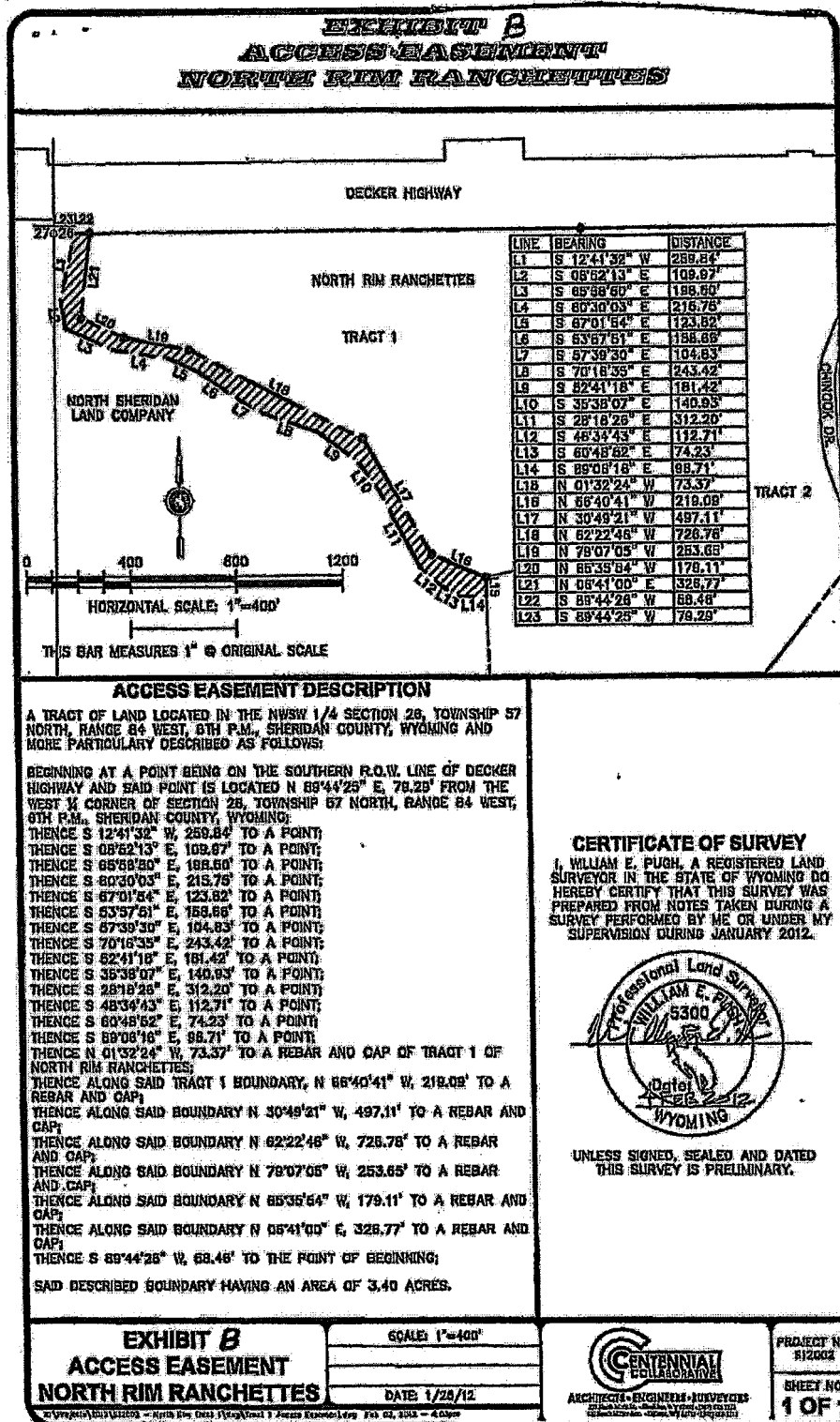


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EXHIBIT "B"



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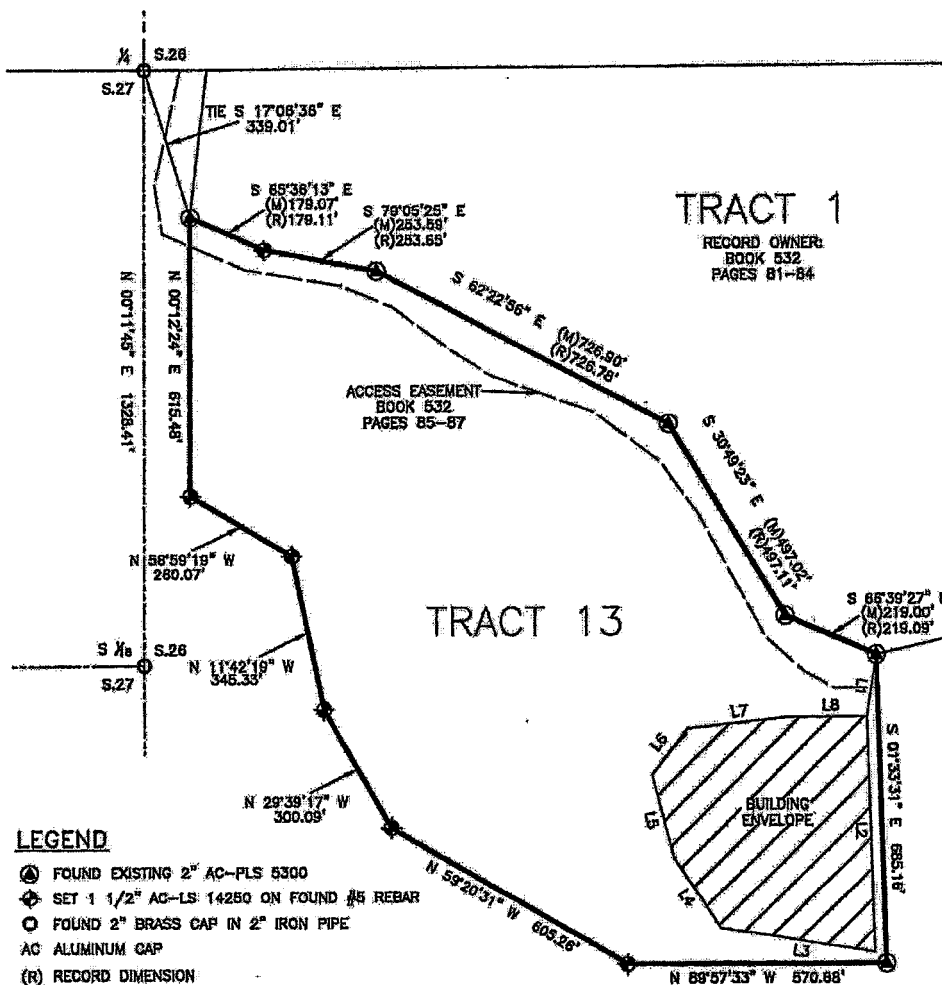
EXHIBIT *C*



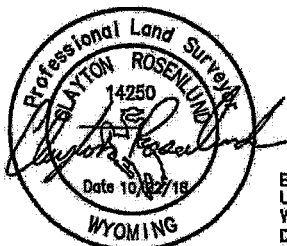
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EXHIBIT OF SURVEY

A TRACT OF LAND, LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 26
TOWNSHIP 57 NORTH, RANGE 84 WEST, OF THE 6TH P.M.,
SHERIDAN COUNTY, WYOMING
CONTAINING \pm 35.0 ACRES



SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND 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.



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 CORRS 98
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000233



BUILDING ENVELOPE		
LINE	BEARING	DISTANCE
L1	S08°57'47"W	136.91'
L2	S01°33'31"E	524.85'
L3	N80°47'47"W	343.52'
L4	N32°28'16"W	180.68'
L5	N14°07'56"W	189.41'
L6	N37°33'09"E	128.21'
L7	N83°48'06"E	223.25'
L8	S89°48'28"E	173.36'

FOR:
NORTH SHERIDAN LAND COMPANY

Prepared by Cannon Consulting LLC (307) 768-0108

Date: 10/2/18

NO. 2018-745976 WARRANTY DEED

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