



## WARRANTY DEED

**James M. Spell and Jaynie K. Spell, Trustees of the James and Jaynie Spell Revocable Trust, under agreement dated the 21<sup>st</sup> day of September, 2016**, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant to **SaddleCrest, LLC**, a Wyoming limited liability company, 2048 Summit Drive, Sheridan, WY 82801, Grantee, all of the real estate situate in Sheridan County, State of Wyoming, as described on **Exhibit A** attached hereto and incorporated herein,

Together with all fixtures, improvements thereon and all appurtenances thereto, including all appurtenant water and water rights, ditches and ditch rights, reservoirs and reservoir rights; subject to reservations, easements, covenants, and restrictions and rights-of-way of record,

And together with all mineral rights of any and all types owned or controlled by the Grantors, including, but not be limited to, coal, hard rock minerals such as gold and silver, as well as oil, gas, hydrocarbons and gravel in and underlying and that may be produced from the above-described lands,

Subject to reservations, easements, covenants, and restrictions and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

DATED this 26<sup>th</sup> day of January, 2018.

**James and Jaynie Spell Revocable Trust,  
under agreement dated the 21<sup>st</sup> day of  
September, 2016**

By: *James M. Spell* TTEE  
James M. Spell, Trustee

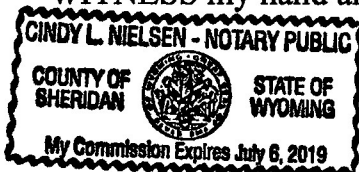
By: *Jaynie K. Spell* TTEE  
Jaynie K. Spell, Trustee



STATE OF WYOMING                    )  
  : ss  
COUNTY OF SHERIDAN                )

The foregoing **Warranty Deed** was acknowledged before me this 26<sup>th</sup> day of January, 2018, by **James M. Spell and Jaynie K. Spell, Trustees of the James and Jaynie Spell Revocable Trust**, under agreement dated the 21<sup>st</sup> day of September, 2016.

WITNESS my hand and official seal.



Cindy L. Nielsen  
Notary Public

My commission expires: July 6, 2019



**EXHIBIT A**

A tract of land located within the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 28, and within the South Half of the Southeast Quarter (S1/2SE1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 29, and within the Northeast Quarter of the Northeast Quarter (NE/4NE1/4) of Section 32, and within the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 33, all in Township 56 North Range 84 West, of the Sixth Principle Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the South line of said S½SE¼, said point located N89°09'03"W, 674.91 feet from the Northeast Corner of said Section 32; thence along said South line N89°09'03"W, 645.60 feet to the Northeast corner of Don Ena Estates, a subdivision of Sheridan County, Wyoming; thence along the North line of Don Ena Estates N89°09'08"W, 1975.30 feet to a point on the West line of the East Half of the Southeast Quarter of the Southwest Quarter (E½SE¼SW¼) of said Section 29; thence along said West line N0°12'26"E, 1372.36 feet to the Northwest corner of said E½SE¼SW¼; thence along the North line of said SE¼SW¼ and then along the North line of said S1/2SE1/4 S88°54'40"E, 1387.47 feet to a point on the Westerly line of a tract of land as depicted in Sheridan County Lot Division Permit No. 01-041; thence along said Westerly line S55°38'43"E, 2806.31 feet; thence continuing along said Westerly line S20°54'24"E, 914.70 feet to a point on the Northwesterly right-of-way of Wyoming State Highway No. 336; thence along said Northwesterly right-of-way S72°39'24"W, 703.06 feet; thence leaving said Northwesterly right-of-way N3°08'40"W, 785.22 feet; thence N55°38'43"W, 848.63 feet to the POINT OF BEGINNING.

AND

A tract of land located in the Northeast quarter of the Northeast quarter (NE¼NE¼) of Section 32, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Commencing at the Northeast corner of said Section 32; thence along the East line of said Section 32, S 3°08'40" E for a distance of 469.60 feet, to the point of beginning; thence continuing along said East section line, S 3°08'40" E for a distance of 785.22 feet, to a point on the North Right-of-Way line of State Highway No. 331; thence along said Right-of-Way line, S 72°39'24" W for a distance of 219.45 feet; thence N 89°23'23" W for a distance of 1,088.71 feet to a point in a fence line; thence along said fence line, N 1°18'56" W for a distance of 1,325.77 feet, to a point on the North line of said Section 32; thence along said North line of Section 32, S 89°09'03" E for a distance of 584.97 feet; thence S 55°38'43" E for a distance of 848.63 feet, to the point of beginning.

AND

Township 56 North, Range 84 West, 6th P.M.  
Section 29: W½SW¼, W½SE¼SW¼

**NO. 2018-740162 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
LONABAUGH & RIGGS DRAWER 5059  
SHERIDAN WY 82801