2018-742984 6/13/2018 1:26 PM PAGE: 1 OF 2
BOOK: 574 PAGE: 403 FEES: $15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Sheridan Heights Ranch LLC, a Wyoming limited liability company (Grantor), of Sheridan County, Wyoming, for and in consideration of ten dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is acknowledged, conveys and warrants to System Land, LLC, Grantee, whose address is 20 Pine Lane, Sheridan, WY 82801, the following described real property 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:

see attached legal

Together with all improvements and fixtures situate thereon.

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 subdivision laws.

Grantor excepts and reserves all oil, gas and other minerals in the above described land; provided, however, Grantor shall not use or occupy any portion of the surface of the above described land or disturb any improvements located on the above described lands in order to explore for or produce such minerals.

THE ABOVE-DESCRIBED PROPERTY IS SOLD "AS IS." By acceptance of this deed, Grantee and anyone claiming through Grantee releases Grantor, its officers, directors, employees, agents and affiliated companies from any and all claims they may now have or hereafter acquire arising out of or related to the condition, quality, operation or use of the above-described land.

DATED this 11 day of June, 2018.

Sheridan Heights Ranch, LLC

By: _____
Manager

STATE OF WYOMING)
)
ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 11 day of June, 2018, by Donald B. Roberts, Manager of Sheridan Heights Ranch, LLC. Witness my hand and official seal.

_____
Notary Public

My commission expires: July 6, 2019

DIANE T. MALKUCH - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES JULY 6, 2019

LEGAL DESCRIPTION
EXHIBIT "A"

Record Owners: ***SHERIDAN HEIGHTS RANCH, LLC***
June 7, 2018

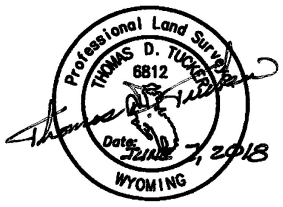
Re: Subdivision Boundary

A tract of land situated in the SW¼NE¼, NW¼SE¼, S½SE¼, NW¼SW¼ and the SE¼NW¼ of Section 31, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 31 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N89°51'09"W, 1282.75 feet along the north line of the NE¼SE¼ to the **POINT OF BEGINNING** of said tract, said point being the northeast corner of said NW¼SE¼; thence S03°51'02"E, 1367.56 feet to a point, said point being the southeast corner of said NW¼SE¼; thence N89°56'54"E, 614.89 feet along the south line of said NE¼SE¼ to a point, said point lying on the northerly right-of-way line of Wyoming State Highway No 331; thence, along said northerly right-of-way line of Wyoming State Highway No 331 through a non-tangent curve to the right, having a central angle of 07°05'22", a radius of 1859.86 feet, an arc length of 230.13 feet, a chord bearing of S55°41'12"W, and a chord length of 229.98 feet to a point; thence S59°07'15"W, 966.75 feet along said northerly right-of-way line of Wyoming State Highway No 331 to a point; thence, along said northerly right-of-way line of Wyoming State Highway No 331 through a non-tangent curve to the right, having a central angle of 08°44'46", a radius of 1859.86 feet, an arc length of 283.91 feet, a chord bearing of S63°28'58"W, and a chord length of 283.63 feet to a point, said point being the southeast corner of a tract of land described in Book 490 of Deeds, Page 641; thence N31°38'20"W, 1277.09 feet along the easterly line of said tract described in Book 490 of Deeds, Page 641 to a point, said point being the southeast corner of a tract of land described in Book 497 of Deeds, Page 448; thence N21°05'18"W, 298.83 feet along the easterly line of said tract described in Book 497 of Deeds, Page 448 to a point, said point being the southeast corner of a tract of land described in Book 497 of Deeds, Page 451; thence N21°05'19"W, 2252.57 feet along the easterly line of said tract described in Book 497 of Deeds, Page 451 to a point, said point being the northeast corner of said tract described in Book 497 of Deeds, Page 451; thence N89°38'50"E, 800.39 feet to a point, said point being the northwest corner of said SW¼NE¼; thence N89°59'07"E, 1088.04 feet along the north line of said SW¼NE¼ to a point, said point being the northwest corner of a tract of land described in Book 574 of Deeds, Page 25, Tract 2; thence S42°55'52"E, 333.96 feet along the southwesterly line of said tract described in Book 574 of Deeds, Page 25, Tract 2 to a point, said point lying on the east line of said SW¼NE¼; thence S01°59'51"E, 671.26 feet along said east line of said SW¼NE¼ to a point, said point being the north corner of a tract of land described in Book 574 of Deeds, Page 25, Tract 1; thence S40°04'16"W, 77.23 feet along the northwesterly line of said tract described in Book 574 of Deeds, Page 25, Tract 1 to a point; thence S13°42'04"E, 255.10 feet along the southwesterly line of said tract described in Book 574 of Deeds, Page 25, Tract 1 to a point, said point lying on said east line of the SW¼NE¼; thence S01°59'51"E, 134.41 feet along said east line of said SW¼NE¼ to the **POINT OF BEGINNING** of said tract.

Said tract contains 117.02 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT
I, Thomas D, Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.
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