

2106105 ①
WARRANTY DEED

SILVER BEAR RANCH, LLC, a Wyoming limited liability company, Grantor, of Park County, State of Wyoming, 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: 5S RANCH, LLC, a Louisiana limited liability company, Grantee, of _____, the following described real estate, situate in Park County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A parcel of land within Tracts 63 and 67, Township 51 North, Range 104 West, 6th P.M., Park County, Wyoming, according to the Government Resurvey, said parcel being more particularly described as follows and as shown upon the "Record of Survey Showing Various Lands Near Castle Rock" in the Plat Records of the Park County Clerk and Recorder:

BEGINNING at the remonumented original position of Corner No. 8 of said Tract 63 as defined above; thence S. 03°39'50" E. (record bearing is S. 03°44'53" E.), along the east line of a tract deeded to Victor J. Riley, Jr. and Marilyn A. Riley in Micro Film Book 172 on page 103 in the Deed Records of the Park County Clerk and Recorder for a distance of 2308.09 feet, more or less, to a point on the centerline of the thread of stream of the South Fork Shoshone River; thence easterly along said centerline the following courses and distances, more or less:

N. 74°42'50" E. for a distance of 441.81 feet; thence
N. 63°14'23" E. for a distance of 291.72 feet; thence
N. 84°22'22" E. for a distance of 246.04 feet; thence
S. 84°23'32" E. for a distance of 361.92 feet; thence
S. 70°44'00" E. for a distance of 311.00 feet; thence

S. 48°46'39" E. for a distance of 77.23 feet to a point on the east line of Section 23 of said township and range, according to the Government Resurvey; thence N. 0°01'45" W. along said east line for a distance of 217.84 feet to the meander corner on the north bank of the South Fork Shoshone River; thence N. 00°03'09" W., continuing along said east line for a distance of 2024.62 feet to a point on a line long mutually recognized as the boundary line between the Paul A. Keeshin property and the Bar Mc L.L.C. property; thence S. 89°17' W., along said line for a distance of 1789.02 feet, more or less, to the POINT OF BEGINNING.

SUBJECT to all patents, easements, rights of way and reservations, zoning



restrictions and covenants of record, as otherwise established or apparent upon an inspection of the surface; mineral and royalty reservations or conveyances of record; oil and gas leases of record; all assessments and subsequently assessed taxes.

WITNESS my hand this 14th day of March, 2022.

SILVER BEAR RANCH, LLC a Wyoming limited liability company

By Paul A. Keeshin Trustee
Paul A. Keeshin, Trustee of the Paul A. Keeshin Revocable Trust, dated September 1, 1987, Member/Manager

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

The above and foregoing instrument was acknowledged before me this 14th day of March, 2022, by Paul A. Keeshin, Trustee of the Paul A. Keeshin Revocable Trust, dated September 1, 1987 Member/Manager of SILVER BEAR RANCH, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Cassie L. Troyer
Notary Public

My Commission Expires:

1/12/28

