



WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **John E. Rice & Sons, Inc.**, a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants to **Centaur Capital, LLC**, a Wyoming limited liability company, whose address is P.O. Box 610, Dayton 82836 (referred to herein as "Grantee"), 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 Exhibit A attached hereto

TOGETHER WITH all improvements, privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition, and all territorial and permitted water rights that are adjudicated to or appurtenant to the above-described lands.

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations 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, zoning, and subdivision regulations.

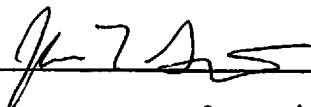
Notwithstanding anything to the contrary herein, Grantor makes no warranties or representations with respect to water rights pertaining to the above-described lands, or the validity thereof, or with respect to the means of conveyance, point of diversion, or ditch rights pertaining to said water rights, if any, or otherwise with respect to irrigation of the said lands.

The above-described lands may not be subdivided in any manner until fifteen (15) years after the date hereof. If Grantee or Grantee's successors and/or assigns attempt to subdivide the above-described lands within said fifteen (15) year period of time, then Grantor or its successor and assigns, may terminate the granted estate, in which event, title shall revert in Grantor or its successors and assigns, and Grantor or its successors and assigns may re-enter and repossess the premises. This covenant and restriction shall run with the land and bind Grantee and its successors and assigns. In accepting the conveyance of the property described herein, Grantee, its successors and assigns, and all parties claiming under them agree and covenant to conform to this covenant and restriction.

DATED this 17 day of August, 2021.

Grantor:

John E. Rice & Sons, Inc., a Wyoming corporation

By: 

Title: Vice President