

PERSONAL REPRESENTATIVE'S DEED

Pursuant to the power of sale granted in the Will of the Decedent, Brian Husske, Gary Husske, as the duly appointed Personal Representative of the Estate of Brian Husske, Probate No. 2019-114, in the Sheridan County District Court, Fourth Judicial District, State of Wyoming, as Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and sells to Dione Ranch LLC, whose address is P.O. Box 70, Big Horn Wyoming 82833, as Grantee, all interest in the Estate of Brian Husske in the following described real property situate in Sheridan County, Wyoming:

All that certain land situated in the State of Wyoming, County of Sheridan, City of Big Horn, described as follows:

A tract of land located in the NW¼ of Section 24, T.54N., R.85W., Sheridan County, Wyoming described as follows:

All that part of the Northwest ¼ of said Section 24, lying Northerly of the State Secondary Highway more generally described as follows: Beginning at the Northwest corner of said Section; thence South 0°06' East, 1733.76 feet to the North line of said Highway right of way; thence along said right of way North 41°36'44" East, 2097.57 feet to a POINT OF BEGINNING of a curve to the right with a central angle of 12°34'55", a radius of 1179.92 feet and a curve length of 259.11 feet, which cords bears North 47°54'12" East, 258.59 feet; thence leaving said right of way South 89°43' West, 1587.89 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that certain parcel of land as conveyed to Garber Agri-Business, Inc., as contained in Quitclaim Deed recorded November 24, 2009, Book 511, Page 177.

Together with all improvements situate thereon, and together with all of Grantor's right, title and interest in that certain water line easement dated April 12, 1979, and recorded October 30, 1981, in Book 261, Page 187, and covering the following described-land, to-wit:

A strip of land 25 feet in width lying in the NE/4NE/4 of Section 23, T.54N., R.85W., 6th P.M., and lying 12 ½ feet on each side of the following-described centerline:

Beginning at a point on the line between Sections 23 and 24, S. 0°07'51" E. from the section corner of Sections 13, 14, 23 and 24 and 764.64 feet distant therefrom, thence N. 83°18'33" W., 30.65 feet to a point, thence N.53°30'32"

W., 190.63 feet to a point; thence N. 87°59'49" W., 205.90 feet to a point,
said point being the end of the easement.

(Commonly known as 836 Red Grade Road, Big Horn, Wyoming.)

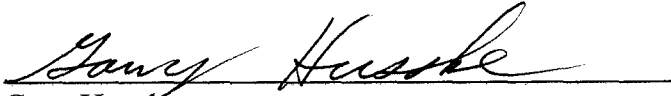
Together with all improvements thereon and all appurtenances thereto.

Subject to reservations, encumbrances, 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.

This instrument is executed by the Personal Representative solely in his stated
fiduciary capacity, and on the condition that he shall have no liability in his individual
capacity on any obligation stated or implied herein.

Dated this 28th day of February, 2020.

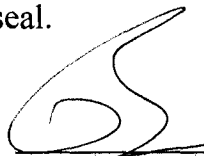


Gary Husske
Personal Representative of the
Estate of Brian Husske

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

The foregoing Personal Representative's Deed was acknowledged before me this
28th day of February, 2020, by Gary Husske, Personal Representative of the Estate of Brian
Husske.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 5-13-22

