

WARRANTY DEED

Dione Ranch LLC, a Wyoming Limited Liability Company, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Jeffrey S. Freimund and Elizabeth E. Windsor, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose 15 WAGON WHEEL CT SHERIDAN, WY 82801 address is the following described real estate, 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, more particularly described as follows:

See Exhibit "A" attached hereto.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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 county subdivision laws.

WITNESS our hands this 14th day of SEPTEMBER, 2021.

Dione Ranch LLC

BY: JACOMIEN MARS

TITLE: MANAGER

STATE OF WY

COUNTY OF Sheridan

This instrument was acknowledged before me on the 14th day of September, 2021 by Jacomien Mars, Manager of Dione Ranch LLC.

WITNESS my hand and official seal.

My Commission expires: 573-22

[Signature]
Signature of Notarial Officer
Title: Notary Public

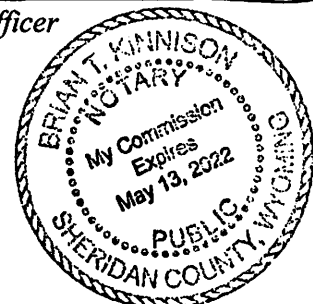


EXHIBIT A

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 NW/4 of Section 24, T.54N., R.85W., Sheridan County, Wyoming described as follows:

All that part of the Northwest 1/4 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/4 NE/4 of Section 23, T.54N., R.85W., 6th P.M., and lying 12 1/2 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.