

TRUSTEE'S DEED

Joyce Margaret Johnson, as Trustee of the Bill Babione Trust dated June 26, 2003, GRANTOR, 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 XCI, LLC, a Wyoming limited liability company, GRANTEE, whose address is PO Box 1002, Sheridan, WY 82801, all the right, title and interest that said Trustee may have, by operation of law or otherwise, in and to that real property situated in Sheridan County, Wyoming including any and all after-discovered right, title or interest therein, and 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 my hand this 10 day of September, 2021.

Joyce Margaret Johnson trustee
Joyce Margaret Johnson, Trustee of the The
Bill Babione Trust dated June 26, 2003

STATE OF Wy
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 10th day of September, 2021, by Joyce Margaret Johnson, as Trustee of The Bill Babione Trust dated June 26, 2003.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-73-22

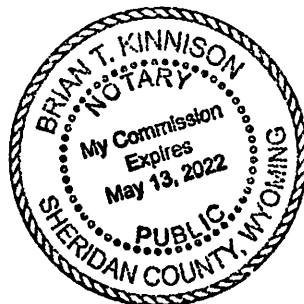


EXHIBIT "A"

Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 7: E½SW¼

ALSO

A tract of land situated in the SW¼SE¼ of Section 7, Township 54 North, Range 83 West of the 6th P.M., said tract being more particularly described as follows:

Beginning at the Southwest corner of the SE¼ of said Section 7; thence East 727 feet, more or less, along the South boundary line of said Section 7 to the point of intersection with a well-established fence; thence N77°30'W, 137 feet along said fence line to a point; thence N89°15'W, 357 feet along said fence line to a point; thence N74°15'W, 60 feet along said fence line to a point; thence N19°50'W, 526 feet, more or less, along said fence line to the point of intersection with the North-South centerline of said Section 7; thence South 545 feet, more or less, along said centerline of said Section 7 to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land conveyed to Thomas Savery in a Warranty Deed recorded December 12, 1930 in Book 31, Page 202.

EXCEPTING THEREFROM that certain parcel of land conveyed to Continental Pipe Line Co. in a Warranty Deed recorded July 26, 1963 in Book 142, Page 321.

EXCEPTING THEREFROM that certain parcel of land conveyed to Kleo C. Sams and Eva E. M. Sams in a Warranty Deed recorded January 5, 1981 in Book 253, Page 595.

Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 18: N½NW¼, NW¼NE¼

EXCEPTING THEREFROM that certain parcel of land conveyed to Raymond D. Hutson and Beatrice J. Hutson in a Warranty Deed recorded July 16, 1974 in Book 202, Page 573.

EXCEPTING THEREFROM that certain parcel of land conveyed to Norman T. Atter and Dolores C. Atter in a Warranty Deed recorded August 20, 1976 in Book 217, Page 22.

EXCEPTING THEREFROM that certain parcel of land conveyed to Kleo C. Sams and Eva E. M. Sams in a Warranty Deed recorded January 5, 1981 in Book 253, Page 595.

Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 13: E½

EXCEPTING THEREFROM that certain parcel of land conveyed to Robert L. Snyder and Agnes Joann Snyder in a Warranty Deed recorded September 15, 1969 in Book 173, Page 385.