



### SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, Holly Seed, LLC, a Delaware limited liability company ("Grantor"), conveys and warrants to Holly Reimagined, LLC, a Wyoming limited liability company, whose address is P.O. Box 95, Upton, WY 82730 ("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 (the "Property").

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

SUBJECT TO those certain permitted exceptions as shown on **Exhibit B** attached hereto and incorporated herein (collectively, the "Permitted Exceptions").

Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to the Permitted Exceptions.

DATED this 14 day of June, 2021.

*[Signature Page follows.]*

When Recorded Return To: CELL  
First American Title Insurance Company  
National Commercial Services  
121 South 8th Street, Suite 1250  
Minneapolis, MN 55402  
File No: NCS 1054148



**GRANTOR:**

**Holly Seed, LLC,  
a Delaware limited liability company**

By: Todd Geselius

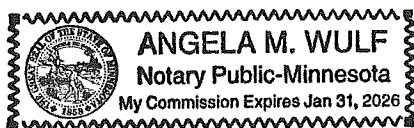
Print Name: Todd Geselius

Title: Manager

STATE OF Minnesota )  
COUNTY OF Beenville ) ss.

The foregoing instrument was acknowledged before me this 4th day of June, 2021, by Todd Geselius, as Manager of Holly Seed, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.



Angela M Wulf  
Notary Public  
My commission expires: 1/31/2024

THIS DOCUMENT HAS BEEN DRAFTED  
BY AND WHEN RECORDED RETURN TO:  
Dorsey & Whitney LLP (AVD/mc)  
50 South Sixth Street, Suite 1500  
Minneapolis, MN 55402



## **Exhibit A**

### **The Property**

The Land referred to herein below is situated in the County of Sheridan, State of Wyoming, and is described as follows:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 9°14'05" EAST, 1602.40 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89°44'00" EAST, 201.10 FEET TO A POINT; THENCE NORTH 0°17'00" EAST, 529.95 FEET TO A POINT; THENCE NORTH 89°44'00" WEST, 201.10 FEET TO A POINT; THENCE SOUTH 0°17'00" WEST, 529.95 FEET TO THE POINT OF BEGINNING.



## **Exhibit B**

### **Permitted Exceptions**

1. Unpatented mining claims; Reservations or exceptions in patents or in Acts authorizing the issuance thereof; and Water rights, claims or title to water, whether or not the matters excepted are shown by the public records.
2. Ownership or title to any mineral interest, and the effect on the surface of the exercise of the mineral rights.
3. Taxes for the year 2021.
4. Encroachments for gravel driveway as contained in ALTA/ACSM Land Title Survey dated March 17, 2003.
5. Easement, including terms and conditions contained therein, recorded on December 16, 1930, in Book 30, Page 534 and Assignment of Easement to Montana Dakota Utilities Co, recorded on September 21, 1935, in Book 38, Page 599.
6. Easement, including terms and conditions contained therein, granted to Montana Dakota Utilities, Co., and recorded on April 11, 1950, in Book 79, Page 159.
7. Easement, including terms and conditions contained therein, granted to Montana-Dakota Utilities Co, recorded on November 28, 1950, in Book 81, Page 269.
8. Easement, including terms and conditions contained therein, granted to Montana Dakota Utilities, Co., recorded on August 18, 1961, in Book 131, Page 353.
9. Easement, including terms and conditions contained therein, granted to Holly Sugar Corporation, recorded on March 9, 1973, in Book 193, Page 2.
10. Easement, including terms and conditions contained therein, granted to Walton F. Smith, recorded on March 17, 1998, in Book 391, Page 401.