

QUITCLAIM DEED

Patricia F. Drake, formerly Patricia B. Fox, as Trustee of The Dean G. Fox Revocable Trust, dated April 16, 1992, as amended, and Patricia F. Drake, formerly Patricia B. Fox, as Trustee of The Patricia B. Fox Revocable Trust, dated April 16, 1992, as amended and restated, hereinafter referred to as Grantors, of Laramie County, Wyoming, for valuable consideration, CONVEY AND QUITCLAIM to F Lazy Y Ranch, LLC, a Wyoming close limited liability company, whose address is 2400 County Road 226, Cheyenne, WY 82009, Grantee, all of the Grantors' interest in the following-described real estate situate in Sheridan County, Wyoming:

See Exhibit "A", attached hereto and by reference incorporated herein.

Together with all improvements and all attached fences, gates, cattle guards, water, water rights, water wells, water permits, ditches, ditch rights, reservoirs and reservoir rights on the property, and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record.

The Grantors release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 26th day of December, 2017.

GRANTORS:

The Dean G. Fox Revocable Trust, dated April 16, 1992, as amended

By: Patricia F. Drake
Patricia F. Drake, formerly Patricia B. Fox
Trustee

The Patricia B. Fox Revocable Trust, dated April 16, 1992, as amended and restated

By: Patricia F. Drake
Patricia F. Drake, formerly Patricia B. Fox
Trustee

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 26th day of December, 2017,
by Patricia F. Drake, formerly Patricia B. Fox, as Trustee of The Dean G. Fox Revocable
Trust, dated April 16, 1992, as amended, and as Trustee of The Patricia B. Fox Revocable
Trust, dated April 16, 1992, as amended and restated.

Witness my hand and official seal.




Notary Public

My Commission Expires: OCTOBER 19, 2020

EXHIBIT "A"
TO
QUITCLAIM DEED, DATED DECEMBER 26, 2017

GRANTORS: Patricia F. Drake, formerly Patricia B. Fox, as Trustee of The Dean G. Fox Revocable Trust, dated April 16, 1992, as amended, and Patricia F. Drake, as Patricia B. Fox, as Trustee of The Patricia B. Fox Revocable Trust, dated April 16, 1992, as amended and restated

GRANTEE: F Lazy Y Ranch, LLC, a Wyoming close limited liability company

LEGAL DESCRIPTION:

Parcel One:

Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 17: SE $\frac{1}{4}$, E $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING THEREFROM, the following-described tract of land:

A tract of land located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 55 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located N89°57'14"W, 1661.71 feet and North, 30.00 feet from the southeast corner of said Section 17; thence North, 10.42 feet; thence N46°32'57"W, 489.96 feet; thence N44°45'26"W, 497.37 feet; thence N89°57'14"W, 473.96 feet; thence South, 700.00 feet to a point 30.00 feet North of the southerly line of said Section 17; thence parallel to said southerly line of Section 17, S89°57'14"E, 1179.86 feet to the point of beginning. Said tract contains 13.29 acres, more or less.

Containing 226.71 acres, more or less, together with all water, water rights, ditches and ditch rights, and together with all shares of Big Horn Reservoir Company stock and all shares of Colorado Colony Ditch Company stock.

Parcel Two:

A tract of land located in the S $\frac{1}{2}$ of Section 16, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the centerline of intersections of Big Horn-Sheridan Upper Road and Little Goose-Beaver Creek Road, said point being the SW corner of Section 16; thence along centerline of said Big Horn-Sheridan Upper Road, N1°07'W, 2698.9 feet; thence leaving said centerline and continuing generally along a fence line S88°35'E, 2326.4 feet; thence S20°15'E, 286.8 feet, thence S72°19'E, 226.1 feet; thence N80°22'E, 887.4 feet; thence S63°36'E, 978.2 feet; thence S57°07'E, 299.9 feet; thence S5°27'W, 1870.1 feet to a point on the centerline of said Little Goose Beaver Creek Road; thence along said centerline, N89°54'W, 4412.5 feet to the point of beginning. Said tract contains 258.66 acres, more or less.

Parcel Three:

The N $\frac{1}{2}$ of Section 20, Township 55 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, EXCEPTING THEREFROM that parcel of land conveyed to The Patricia B. Fox Revocable Trust, dated April 16, 1992, as contained in Quitclaim Deed recorded May 30, 2008, Book 496, Page 220.