

WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **John E. Rice & Sons, Inc.**, a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants to **Centaur Capital, LLC**, a Wyoming limited liability company, whose address is P.O. Box 610, Dayton, WY 82836 (referred to herein as "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:

Lot 1, Wrench Ranch Properties Third Development, Phase One, Subdivision, Sheridan County, Wyoming, Recorded December 21, 2016, Book W of Plats, Page 72

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, and subdivision regulations.

DATED this 12 day of April, 2021.

John E. Rice & Sons, Inc., a Wyoming corporation

By: James G. Ellis
Title: V.P.

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 12th day of April, 2021, by James G. Ellis, Vice President of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.



EDA Schunk Thompson
Notary Public

My commission expires: 5-13-22



WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, John E. Rice & Sons, Inc., a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants to Centaur Capital, LLC, a Wyoming limited liability company, whose address is P.O. Box 610, Dayton 82836 (referred to herein as "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

TOGETHER WITH all improvements, privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition, and all territorial and permitted water rights that are adjudicated to or appurtenant to the above-described lands.

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, and subject to building, zoning, and subdivision regulations.

Notwithstanding anything to the contrary herein, Grantor makes no warranties or representations with respect to water rights pertaining to the above-described lands, or the validity thereof, or with respect to the means of conveyance, point of diversion, or ditch rights pertaining to said water rights, if any, or otherwise with respect to irrigation of the said lands.

The above-described lands may not be subdivided in any manner until fifteen (15) years after the date hereof. If Grantee or Grantee's successors and/or assigns attempt to subdivide the above-described lands within said fifteen (15) year period of time, then Grantor or its successor and assigns, may terminate the granted estate, in which event, title shall revert in Grantor or its successors and assigns, and Grantor or its successors and assigns may re-enter and repossess the premises. This covenant and restriction shall run with the land and bind Grantee and its successors and assigns. In accepting the conveyance of the property described herein, Grantee, its successors and assigns, and all parties claiming under them agree and covenant to conform to this covenant and restriction.

DATED this 17 day of August, 2021.

Grantor:

John E. Rice & Sons, Inc., a Wyoming corporation

By: [Signature]

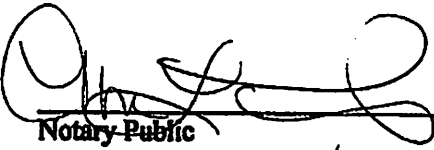
Title: Vice President



STATE OF New York)
COUNTY OF Suffolk) : ss.

August, 2021, by John Sargent, Vice President of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.


Notary Public

My commission expires: August 20, 2022

THERESA M LANTIERE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LA6379532
Qualified in Suffolk County
Commission Expires August 20, 2022



**Exhibit A
THE EQUINE**

(legal description of lands conveyed to Grantee)

A TRACT OF LAND LOCATED IN THE SOUTH 1/2, SECTION 4 AND THE NORTH 1/2, SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING At A Point Which Is Located North 28°02'12" West A Distance Of 572.31 Feet From The Southeast Corner Of Said Section 4, Said Beginning Point Also Being On The West Right Of Way Of State highway 338 (AKA Decker Road);

Thence Leaving Said Right Of Way South 63°59'15" West, A Distance Of 1998.38 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 1496.92 Feet, A Radius Of 1488.77 Feet, A Chord Bearing Of North 73°53'09" West, A Chord Length Of 1434.66 Feet;

Thence South 66°06'15" West, A Distance Of 224.40 Feet To A Point On The East Right Of Way Of Interstate 90;

Thence With Said East Right Of Way With A Non-tangent Curve Turning To The Right With An Arc Length Of 18.28 Feet, A Radius Of 5546.45 Feet, A Chord Bearing Of North 20°29'26" West, A Chord Length Of 18.28 Feet;

Thence Leaving Said East Right Of Way South 89°15'56" West, A Distance Of 375.54 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Right Of Way With A Non-tangent Curve Turning To The Right With An Arc Length Of 1043.18 Feet, A Radius Of 5901.45 Feet, A Chord Bearing Of North 14°06'19" West, A Chord Length Of 1041.83 Feet;

Thence Continuing With Said West Right Of Way North 09°02'28" West, A Distance Of 1303.10 Feet To A Point;

Thence Leaving Said Right Of Way North 80°57'32" East, A Distance Of 355.00 Feet To A Point On The East Right Of Way Of Interstate 90;

Thence South 84°22'25" East, A Distance Of 894.57 Feet To A Point;

Thence North 58°00'22" East, A Distance Of 390.98 Feet To A Point;

Thence North 80°20'05" East, A Distance Of 521.00 Feet To A Point;

Thence South 84°16'40" East, A Distance Of 347.88 Feet To A Point;



Thence South 69°07'59" East, A Distance Of 482.76 Feet To A Point;

Thence South 42°58'24" East, A Distance Of 309.14 Feet To A Point;

Thence South 84°16'35" East, A Distance Of 28.68 Feet To A Point;

Thence North 64°11'12" East, A Distance Of 419.12 Feet To A Point On The West Right Of Way Of State highway 338 (AKA Decker Road);

Thence With Said West Right Of Way South 22°22'00" East, A Distance Of 1892.46 Feet To The Point Of **Beginning**, Having An Area Of 9002310.89 Square Feet, 206.66 Acres more or less.

EXCEPTING AND RESERVING to the Grantor an easement for the purpose of providing Grantor with the right to access, operate, maintain, and repair an existing water irrigation ditch ("Irrigation Ditch No. 1 Easement") for the purpose of conveying water to Grantor's lands described in Exhibit A-1, which is attached hereto and incorporated herein, over and across the following described lands:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼, SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

The Thirty Foot Irrigation Ditch Easement Which Lies Fifteen Feet Left, Right And Parallel To The Following Described Centerline.

BEGINNING At A Point Which Is Located North 23°58'00" East, A Distance Of 2245.98 Feet From The Southwest Corner Of Said Section 4, Also Being On The West Right Of Way Of Interstate 90;

Thence South 86°12'40" East, A Distance Of 75.45 Feet To A Point;
Thence South 70°06'10" East, A Distance Of 356.45 Feet To A Point;
Thence North 75°30'04" East, A Distance Of 118.05 Feet To A Point;
Thence North 50°41'00" East, A Distance Of 77.39 Feet To A Point;
Thence North 24°24'27" East, A Distance Of 34.91 Feet To A Point;
Thence North 14°16'44" West, A Distance Of 193.62 Feet To A Point;
Thence North 37°59'50" West, A Distance Of 109.09 Feet To A Point;
Thence North 09°50'35" West, A Distance Of 44.26 Feet To A Point Being On The North Line Of A Tract Known As The Equine.

This Irrigation Ditch No. 1 Easement shall be a nonexclusive, perpetual appurtenant easement and shall run with and benefit the land specifically described in Exhibit A-1. This easement is binding upon the successors and assigns of the parties. This easement shall be construed according to the laws of the State of Wyoming.

ALSO EXCEPTING AND RESERVING to the Grantor an easement for the purpose of providing Grantor with the right to access, operate, maintain, and repair an existing pipeline and an existing water irrigation ditch ("Irrigation Ditch No. 2 – Pipeline Easement") for the purpose of conveying water to Grantor's lands described in Exhibit



A-1, which is attached hereto and incorporated herein, over and across the following described lands:

A TRACT OF LAND LOCATED IN THE SOUTHWEST $\frac{1}{4}$, SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

The Thirty Foot Irrigation Ditch Easement Which Lies Fifteen Feet Left, Right And Parallel To The Following Described Centerline.

Beginning At A Point Which Is Located North 32°18'21" East, A Distance Of 1852.07 Feet From The Southwest Corner Of Said Section 4, Also Being On The West Right Of Way Of Interstate 90;

Thence South 36°18'05" East, A Distance Of 66.46 Feet To A Point;
Thence South 19°23'01" East, A Distance Of 43.91 Feet To A Point;
Thence South 00°39'01" West, A Distance Of 35.71 Feet To A Point;
Thence South 71°01'48" East, A Distance Of 63.85 Feet To A Point;
Thence South 37°04'42" East, A Distance Of 453.88 Feet To A Point;
Thence South 36°14'52" East, A Distance Of 121.99 Feet To A Point;
Thence South 27°46'52" East, A Distance Of 226.60 Feet To A Point;
Thence South 42°10'50" East, A Distance Of 235.91 Feet To A Point;
Thence South 64°50'56" East, A Distance Of 85.28 Feet To A Point;
Thence South 41°11'51" East, A Distance Of 190.82 Feet To A Point;
Thence South 01°41'20" East, A Distance Of 59.29 Feet To A Point;
Thence South 27°44'09" West, A Distance Of 41.18 Feet To A Point;
Thence South 79°07'59" West, A Distance Of 93.94 Feet To A Point;
Thence South 67°57'57" West, A Distance Of 140.62 Feet To A Point;
Thence South 01°47'58" East, A Distance Of 88.50 Feet To A Point;
Thence South 28°34'01" East, A Distance Of 93.64 Feet To A Point;
Thence South 03°55'21" East, A Distance Of 49.70 Feet To A Point;
To The Point Being On The South Line Of A Tract Known As The Equine Also Being The North Line Of A Tract Known As The Double Day Sports Complex.

This Irrigation Ditch No. 2 – Pipeline Easement shall be a nonexclusive, perpetual appurtenant easement and shall run with and benefit the land specifically described in Exhibit A-1. This easement is binding upon the successors and assigns of the parties. This easement shall be construed according to the laws of the State of Wyoming.

ALSO EXCEPTING AND RESERVING to the Grantor an access easement for the purpose of providing Grantor with the right of ingress and egress to access an existing irrigation pipeline and irrigation ditch utilized to convey water to Grantor's lands described in Exhibit A-1 ("Irrigation Ditch Access Easement") on, over and across the following described lands:

A TRACT OF LAND LOCATED IN THE SOUTHWEST $\frac{1}{4}$, SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:



BEGINNING At A Point Which Is Located North 33°18'48" East, A Distance Of 2798.95 Feet From The Southwest Corner Of Said Section 4, Also Being On A North Line Of A Tract Known As The Equine;

Thence With The North Line Of The Equine Tract South 84°22'25" East, A Distance Of 30.25 Feet To A Point;

Thence Leaving Said North Line South 01°40'18" East, A Distance Of 208.66 Feet To A Point;

Thence With A Curve Turning To The Right With An Arc Length Of 254.55 Feet, A Radius Of 815.00 Feet, A Chord Bearing Of South 07°16'33" West, A Chord Length Of 253.51 Feet;

Thence South 16°13'24" West, A Distance Of 377.63 Feet To A Point;

Thence With A Curve Turning To The Left With An Arc Length Of 129.34 Feet, A Radius Of 285.00 Feet, A Chord Bearing Of South 03°13'18" West, A Chord Length Of 128.24 Feet;

Thence South 09°46'48" East, A Distance Of 286.19 Feet To A Point;

Thence South 14°46'16" East, A Distance Of 273.94 Feet To A Point;

Thence South 01°17'43" East, A Distance Of 100.32 Feet To A Point;

Thence South 20°02'47" East, A Distance Of 396.73 Feet To A Point;

Thence With A Curve Turning To The Left With An Arc Length Of 31.12 Feet, A Radius Of 25.00 Feet, A Chord Bearing Of South 55°42'30" East, A Chord Length Of 29.15 Feet;

Thence North 88°37'46" East, A Distance Of 223.45 Feet To A Point;

Thence South 01°22'14" East, A Distance Of 30.00 Feet To A Point;

Thence South 88°37'46" West, A Distance Of 196.26 Feet To A Point;

Thence With A Curve Turning To The Left With An Arc Length Of 46.86 Feet, A Radius Of 25.00 Feet, A Chord Bearing Of South 34°55'47" West, A Chord Length Of 40.30 Feet;

Thence South 69°57'13" West, A Distance Of 30.14 Feet To A Point;

Thence North 20°02'47" West, A Distance Of 485.62 Feet To A Point;

Thence North 01°17'43" West, A Distance Of 101.73 Feet To A Point;

Thence North 14°46'16" West, A Distance Of 271.70 Feet To A Point;

Thence North 09°46'48" West, A Distance Of 287.50 Feet To A Point;

Thence With A Curve Turning To The Right With An Arc Length Of 142.96 Feet, A Radius Of 315.00 Feet, A Chord Bearing Of North 03°13'18" East, A Chord Length Of 141.74 Feet;

Thence North 16°13'24" East, A Distance Of 377.63 Feet To A Point;

Thence With A Curve Turning To The Left With An Arc Length Of 245.18 Feet, A Radius Of 785.00 Feet, A Chord Bearing Of North 07°16'33" East, A Chord Length Of 244.18 Feet;

Thence North 01°40'18" West, A Distance Of 212.50 Feet To The Point Of **Beginning**, Having An Area Of 70973.63 Square Feet, 1.63 Acres more or less.

This Irrigation Ditch Access Easement shall be a nonexclusive, perpetual appurtenant easement and shall run with and benefit the land specifically described in Exhibit A-1. This easement is binding upon the successors and assigns of the parties. This easement shall be construed according to the laws of the State of Wyoming.



EXHIBIT "A-1"
THE JELLIS

(Legal description of lands owned by Grantor to be benefited by easements excepted and reserved above. These lands are not being conveyed to Grantee.)

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST AND THE SOUTHEAST 1/4, SECTION 33 AND THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING On The Southwest Corner Of Said Section 4 Thence With The West Line Of Said Section 4 North 00°29'37" West, A Distance Of 5312.69 Feet To The Northwest Corner Of Said Section 4;

Thence With The North Line Of Said Section 4 North 89°22'45" East, A Distance Of 776.81 Feet To A Point On The East Right Of Way Line Of Interstate 90;

Thence With Said East Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 475.87 Feet, A Radius Of 11623.39 Feet, A Chord Bearing Of North 13°36'44" West, A Chord Length Of 475.84 Feet;

Thence Leaving Said Right Of Way North 87°18'24" East, A Distance Of 1768.64 Feet To A Point Being The Northwest Corner Of The James L. Jellis And Glenda K. Jellis Tract As Described In Book 412, Page 370 As Recorded In The Clerk And Recorder Of Sheridan County, Wyoming;

Thence Continuing With Said Tract South 74°53'28" East, A Distance Of 803.31 Feet To A Point;

Thence Continuing With Said Tract South 06°32'46" West, A Distance Of 1885.94 Feet To A Point;

Thence Continuing With Said Tract North 75°39'20" East, A Distance Of 1120.95 Feet To A Point On The West Right Of Way Of Wyoming State Highway 338 (AKA Decker Road);

Thence With Said West Right Of Way South 07°36'00" East, A Distance Of 1278.08 Feet To The P.C. Of A Curve;

Thence Continuing With Said Right Of Way With A Curve Turning To The Left With An Arc Length Of 175.76 Feet, A Radius Of 681.98 Feet, A Chord Bearing Of South 14°59'00" East, A Chord Length Of 175.28 Feet To The P.T. Of Said Curve;

Thence Continuing With Said Right Of Way South 22°22'00" East, A Distance Of 325.61 Feet To A Point;

Thence Leaving Said Right Of Way South 64°11'12" West, A Distance Of 419.12 Feet To A Point;



Thence North 84°16'35" West, A Distance Of 28.68 Feet To A Point;

Thence North 42°58'24" West, A Distance Of 309.14 Feet To A Point;

Thence North 69°07'59" West, A Distance Of 482.76 Feet To A Point;

Thence North 84°16'40" West, A Distance Of 347.88 Feet To A Point;

Thence South 80°20'05" West, A Distance Of 521.00 Feet To A Point;

Thence South 58°00'22" West, A Distance Of 390.98 Feet To A Point;

Thence North 84°22'25" West, A Distance Of 894.57 Feet To A Point On The East
Right Of Way Of Interstate 90;

Thence South 80°57'32" West, A Distance Of 355.00 Feet To A Point On The West
Right Of Way Of Interstate 90;

Thence With Said West Right Of Way South 09°02'28" East, A Distance Of 1303.10
Feet To The P.C. Of A Curve;

Thence Continuing With Said West Right Of Way With A Curve Turning To The Left
With An Arc Length Of 1043.18 Feet, A Radius Of 5901.45 Feet, A Chord Bearing Of
South 14°06'19" East, A Chord Length Of 1041.83 Feet To A Point On The South
Line Of Said Section 4;

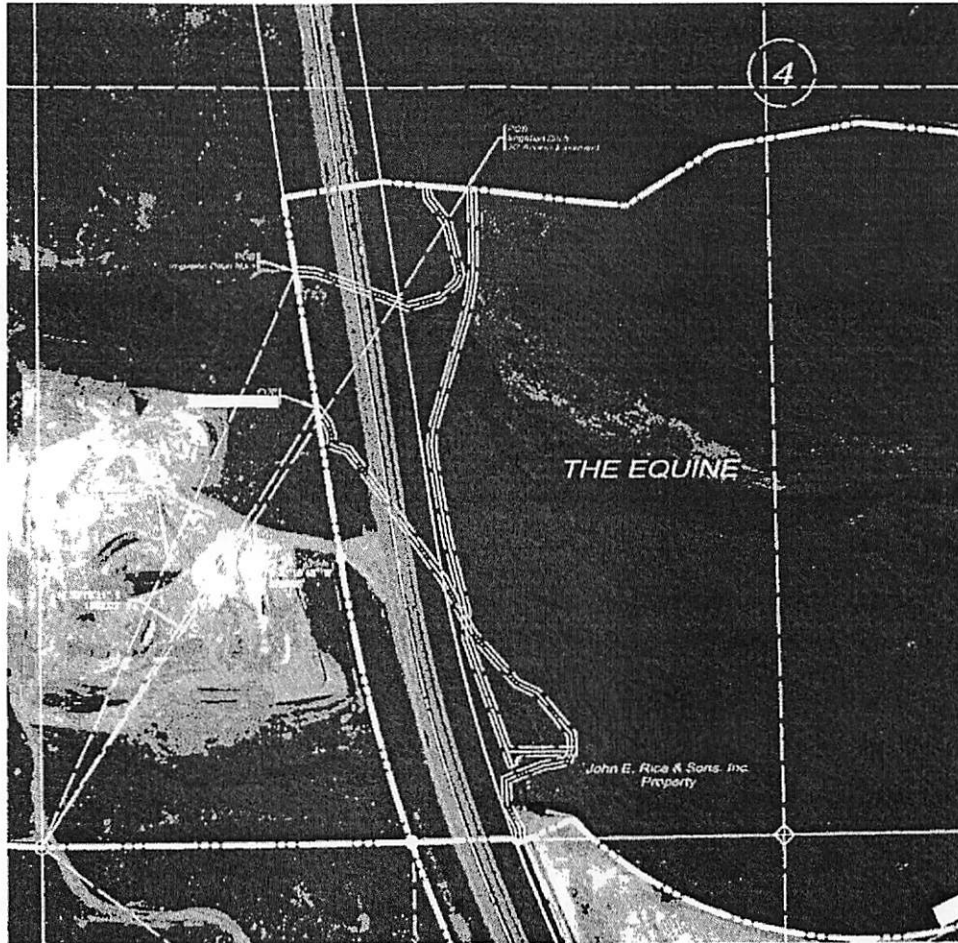
Thence Leaving Said Right Of Way And With The South Line Of Said Section 4
South 89°15'56" West, A Distance Of 1329.42 Feet To The Point Of **Beginning**.



2021-771721 8/19/2021 11:05 AM PAGE: 9 OF 9

FEES: \$36.00 PK WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



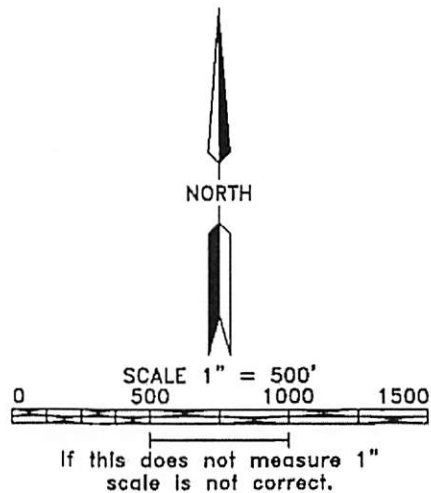
30 Foot Irrigation Ditch Easement Irrigation Ditch Access Easement

CERTIFICATE OF SURVEY

I, William E. Pugh, a registered land surveyor in the state of Wyoming do hereby certify that this plat was prepared from notes taken during a survey performed by me or under my supervision during July, 2021.



UNLESS SIGNED, SEALED AND DATED
THIS IS A PRELIMINARY PLAT.



NO. 2021-771721 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109