

WARRANTY DEED

For value received, Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019 and Jeffrey A. Hager, Frank T. Hager, Jr. and Gary R. Hager and Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement dated August 10, 2010 (hereafter collectively referred to as "Grantors") convey and warrant to XCI, LLC ("Grantee") whose address is 145 North Connor Street, Suite 3, Sheridan, WY 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

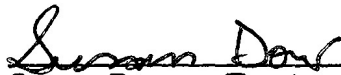
See attached Exhibit A

Together with all buildings, permanent improvements and fixtures situate thereon.

Together with all water rights appurtenant to the above described property; provided, however, Seller makes no warranty regarding the validity, extent or transferability of any water rights such water rights.

The above described property is conveyed subject to all exceptions, reservations, rights of way, easements, dedications, covenants, restrictions, mineral and royalty conveyances, and rights of record and subject to conflicts in boundary lines and encroachments and building, zoning and subdivision regulations, real estate taxes, assessments and any state of facts that would be disclosed by a review of public records or physical inspection or accurate survey of the premises. The above described property is sold in "AS IS, WHERE IS" physical condition, and Grantors make no warranty concerning access to that part of the property located in Township 55 North, Range 85 West. 6th P.M.

Dated this 4th day of March, 2022



Susan Dow as Trustee of the Susan Dow Trust dated
May 9, 2019

Jeffrey A. Hager

Frank T. Hager, Jr.

Gary R. Hager

Andrew Long III, Trustee of the Mary M. Long 2010
Revocable Trust under agreement dated August 10,
2010

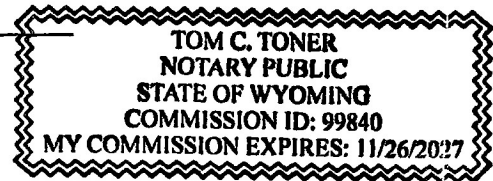
State of Wyoming)
) ss.
County of Sheridan)

This Warranty Deed was signed before me this 4th day of March, 2022.
by Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019.

Tom C Toner
Notary Public

My commission expires: November 26, 2027

State of _____)
) ss.
County of _____)



This Warranty Deed was signed before me this ____ day of _____, 20__
by Jeffrey A. Hager.

Notary Public

My commission expires: _____

State of _____)
) ss.
County of _____)

This Warranty Deed was signed before me this ____ day of _____, 20__
by Frank T. Hager, Jr.

Notary Public

My commission expires: _____

WARRANTY DEED

For value received, Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019 and Jeffrey A. Hager, Frank T. Hager, Jr. and Gary R. Hager and Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement dated August 10, 2010 (hereafter collectively referred to as "Grantors") convey and warrant to XCI, LLC ("Grantee") whose address is 145 North Connor Street, Suite 3, Sheridan, WY 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A

Together with all buildings, permanent improvements and fixtures situate thereon.

Together with all water rights appurtenant to the above described property; provided, however, Seller makes no warranty regarding the validity, extent or transferability of any water rights such water rights.

The above described property is conveyed subject to all exceptions, reservations, rights of way, easements, dedications, covenants, restrictions, mineral and royalty conveyances, and rights of record and subject to conflicts in boundary lines and encroachments and building, zoning and subdivision regulations, real estate taxes, assessments and any state of facts that would be disclosed by a review of public records or physical inspection or accurate survey of the premises. The above described property is sold in "AS IS, WHERE IS" physical condition, and Grantors make no warranty concerning access to that part of the property located in Township 55 North, Range 85 West. 6th P.M.

Dated this 1st day of March, 2022

Susan Dow as Trustee of the Susan Dow Trust dated
May 9, 2019

Jeffrey A. Hager
Jeffrey A. Hager

Frank T. Hager, Jr.
Frank T. Hager, Jr.

Gary R. Hager
Gary R. Hager

Andrew Long III, Trustee of the Mary M. Long 2010
Revocable Trust under agreement dated August 10,
2010

State of Wyoming)
) ss.
County of Sheridan)

This Warranty Deed was signed before me this ____ day of _____, 20__
by Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019.

Notary Public

My commission expires: _____

State of Washington)
) ss.
County of Spokane)

This Warranty Deed was signed before me this 1st day of March, 2022
by Jeffrey A. Hager.

Sierra Jones
Notary Public

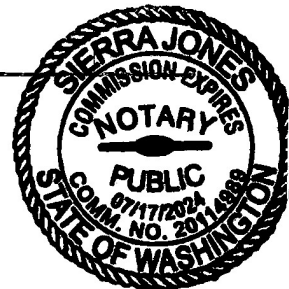
My commission expires: 7/17/2024

State of Washington)
) ss.
County of Spokane)

This Warranty Deed was signed before me this 1st day of March, 2022
by Frank T. Hager, Jr.

Sierra Jones
Notary Public

My commission expires: 7/17/2024



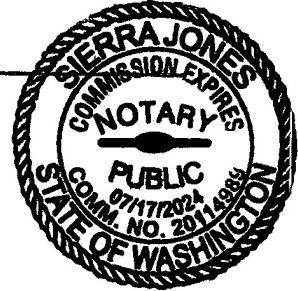
State of Washington)
County of Spokane) ss.

This Warranty Deed was signed before me this 1st day of March, 2022
by Gary R. Hager.

Sierra Jones
Notary Public

My commission expires: 7/17/2024

State of _____)
County of _____) ss.



This Warranty Deed was signed before me this ____ day of _____, 20____
by Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement
dated August 10, 2010.

Notary Public

My commission expires: _____



WARRANTY DEED

For value received, Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019 and Jeffrey A. Hager, Frank T. Hager, Jr. and Gary R. Hager and Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement dated August 10, 2010 (hereafter collectively referred to as "Grantors") convey and warrant to XCI, LLC ("Grantee") whose address is 145 North Connor Street, Suite 3, Sheridan, WY 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A

Together with all buildings, permanent improvements and fixtures situate thereon.

Together with all water rights appurtenant to the above described property; provided, however, Seller makes no warranty regarding the validity, extent or transferability of any water rights such water rights.

The above described property is conveyed subject to all exceptions, reservations, rights of way, easements, dedications, covenants, restrictions, mineral and royalty conveyances, and rights of record and subject to conflicts in boundary lines and encroachments and building, zoning and subdivision regulations, real estate taxes, assessments and any state of facts that would be disclosed by a review of public records or physical inspection or accurate survey of the premises. The above described property is sold in "AS IS, WHERE IS" physical condition, and Grantors make no warranty concerning access to that part of the property located in Township 55 North, Range 85 West. 6th P.M.

Dated this ____ day of _____, 20__

Susan Dow as Trustee of the Susan Dow Trust dated
May 9, 2019

Jeffrey A. Hager

Frank T. Hager, Jr.

Gary R. Hager

Andrew Long III TRUSTEE

Andrew Long III, Trustee of the Mary M. Long 2010
Revocable Trust under agreement dated August 10,
2010



State of _____)
) ss.
County of _____)

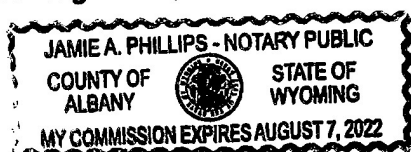
This Warranty Deed was signed before me this ____ day of _____, 20__
by Gary R. Hager.

Notary Public

My commission expires: _____

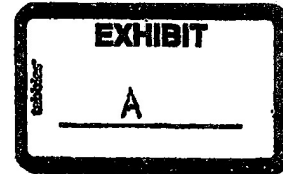
State of Wyoming)
) ss.
County of Albany)

This Warranty Deed was signed before me this 1st day of march, 2022
by Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement
dated August 10, 2010.



Jamie A. Phillips
Notary Public

My commission expires: Aug. 7, 2022



Township 55 North, Ranch 85 West, 6th P.M. Sheridan County Wyoming

Section 25: S½
Section 36: N½, SW¼

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

Section 5: Lots 2, 3, and 4
Section 6: Lot 1

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

Section 31: E½SE¼
Section 32: SW¼, W½SE¼

Excepting therefrom a 144 acre tract, more or less, lying north of a partition boundary line, which boundary line is described as follows:

Beginning at the Southeast corner of Section 31, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

Thence S 89°44'21"W along the South line of said Section 31 a distance of 1320.44 feet to the SW corner of the E½SE¼ of Section 31;

Thence N 0°27'06" W along the centerline of Dow No. 2 County Road a distance of 1496.37 feet to the true point of beginning of Dow partition boundary.

All bearings are referenced to the above two lines as the basis of bearing and as shown on the Parker Draw plat.

Thence N 89°44'50" E along the partition line boundary a distance of 5286.72 feet more or less to the East boundary of the W½ of the SE¼ of Section 32, Township 55 North, Range 84 West of the 6th P.M. Sheridan County, Wyoming.