

### Warranty Deed

For value received, The Hutton Ranch, a Wyoming limited partnership ("Grantor") conveys and warrants to SR Cattle Company, a Wyoming corporation ("Grantee") whose address is 758 Badger Creek Road, Decker, MT 59025, the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A

Together with all buildings, improvements and fixtures situate thereon and together with all water and water rights, wells and well rights, reservoirs and reservoir rights located on, used in association with or appurtenant to the above described lands and together with all equipment used to power solar wells, pipelines, fences, gates, corrals, pumps, cattle guards, stock tanks, fence panels, panel gates and other tangible personal property situate thereon and all easements and appurtenances belonging thereto and all surface use agreements covering the above described property.

Subject to reservations and exceptions in patents from the United States, prior mineral reservations and exceptions of record, and utility and road access easements of record.

Excepting and Reserving to Grantor an easement for road purposes over and across the property described in attached Exhibit B. This easement shall be appurtenant to and for the benefit of the property described in Exhibit C and shall be appurtenant to and for the benefit of the property described in Exhibit B of the Lease Agreement entered into by The Scrutchfield Ranch, a Wyoming Family Partnership, Mary Virginia Hutton, senior partner, and Robby Smith, as Lessors, and David Kane and Charles Kane, as Lessees, recorded in Book 551 of Deeds at Page 199 in the Office of the County Clerk of Sheridan County, Wyoming.

Excepting and Reserving to Grantor ninety per cent (90%) of any oil, gas and other minerals, if any, that Grantor owns in the above described property.

Dated this 30 day of October, 2015.

The Hutton Ranch, a Wyoming limited partnership

By: O Bar A Ranch, LLC, its general partner

By: Craig C Hutton  
Craig Hutton, member/manager

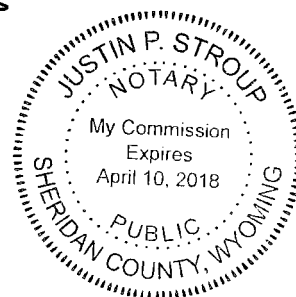
STATE OF Wyoming )  
COUNTY OF Sheridan ) ss

This instrument was acknowledged before me on the 30 day of October, 2015 by Craig Hutton, the member/manager of O Bar A Ranch, LLC, the general partner of The Hutton Ranch, a Wyoming limited partnership.

Witness my hand and official seal.

[Signature]  
Notary Public

My commission expires: April 10, 2018





**EXHIBIT A**

**Township 57 North, Range 81 West, 6<sup>th</sup> P.M.**

Section 8: SE1/4SW1/4  
Section 14: S1/2SE1/4  
Section 15: SW1/4, SW1/4SE1/4  
Section 16: All  
Section 17: N1/2NE1/4, NE1/4NW1/4, NE1/4SW1/4, S1/2SW1/4, SE1/4  
Section 21: N1/2, SE1/4, E1/2SW1/4  
Section 22: NE1/4  
Section 23: NE1/4, SW1/4, NW1/4  
Section 24: Lot 6, S1/2SW1/4  
Section 25: Lots 1, 2 and 3  
Section 26: Lot 1  
Section 33: Lots 8 and 9  
Tract 37: W1/2 (originally described as Section 36: W1/2)  
Tract 39 (Formerly patented as W1/2NE1/4, W1/2, Section 35)  
Tract 40 (Formerly patented as All, Section 34)  
Tract 41 (Formerly patented as E1/2NE1/4, Section 35 and E1/2SE1/4, Section 26)  
Tract 42 (Formerly patented as W1/2SW1/4, S1/2NW1/4, Section 25)  
Tract 43 (Formerly patented as S1/2SE1/4, E1/2SW1/4, Section 25)  
Tract 46 (Formerly patented as N1/2N1/2, Section 25)  
Tract 47 (Formerly patented as S1/2S1/2, Section 24)  
Tract 49 (Formerly patented as N1/2NE1/4, NE1/4NW1/4, SE1/4NE1/4, Section 26)  
Tract 50 (Formerly patented as W1/2NW1/4, SE1/4NW1/4, SW1/4NE1/4, Section 26)  
Tract 51 (Formerly patented as SW1/4, W1/2SE1/4, Section 26)  
Tract 52 (Formerly patented as All Section 27)

**Township 56 North, Range 81 West, 6<sup>th</sup> P.M.**

Section 2: SW1/4  
Section 3: Lots 5, 6, S1/2NE1/4, SE1/4  
Section 11: W1/2  
Section 12: W1/2

**Townships 56 and 57 North, Range 81 West, 6<sup>th</sup> P.M.**

Tract 53: E1/2 (originally described as Lots 1, 2, S1/2NE1/4, SE1/4 of Section 2 in Township 56 North, Range 81 West, now located in part of Section 2 in Township 56 North, Range 81 West and part of Section 36 in Township 57 North, Range 81 West)

## LEGAL DESCRIPTION

Re: 60' Access Easement

An access easement being a strip of land sixty (60) feet wide, thirty (30) feet each side of the centerline of an existing road bed, situated in the E½NE¼ of Section 22, S½NW¼ and E½SW¼ of Section 23, Tracts 46, 47 and 49, Township 57 North, Range 81 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

Commencing at the Northeast corner of said Section 22 (Monumented with a GLO brass cap); thence S84°04'23"W, 1246.78 feet to the *POINT OF BEGINNING* of said easement, said point being in the right-of-way of County Road #122, Badger Creek Road; thence S43°35'08"E, 375.60 feet along said centerline to a point; thence S43°16'45"E, 389.77 feet along said centerline to a point; thence S44°39'34"E, 310.76 feet along said centerline to a point; thence S43°27'16"E, 934.57 feet along said centerline to a point; thence S48°54'15"E, 285.12 feet along said centerline to a point; thence S60°55'28"E, 121.86 feet along said centerline to a point; thence S67°07'09"E, 674.24 feet along said centerline, exiting said Co. Road #122 to a point; thence S69°41'00"E, 130.42 feet along said centerline of the existing road bed to a point; thence, along said centerline through a curve to the right, having a central angle of 48°05'09", a radius of 600.00 feet, an arc length of 503.55 feet, a chord bearing of S45°38'25"E, and a chord length of 488.81 feet to a point; thence S21°35'50"E, 139.41 feet along said centerline to a point; thence S19°20'03"E, 1217.88 feet along said centerline to a point; thence, along said centerline through a curve to the left, having a central angle of 19°19'30", a radius of 750.00 feet, an arc length of 252.96 feet, a chord bearing of S28°59'48"E, and a chord length of 251.77 feet to a point; thence S38°39'33"E, 873.11 feet along said centerline to a point lying on the east line of said E½SW¼, Section 23, said point being the beginning of a parcel of State of Wyoming land, and being N00°34'02"W, 593.58 feet from the South quarter corner of said Section 23; thence S42°26'42"E, 320.01 feet along said centerline lying in said State of Wyoming land to a point; thence S47°40'45"E, 521.84 feet along said centerline lying in said State of Wyoming land to the point lying on the south line of said Section 23; thence S35°42'33"E, 321.67 feet along said centerline exiting said State of Wyoming land to a point; thence S42°50'55"E, 77.06 feet along said centerline to a point; thence S46°58'48"E, 156.88 feet along said centerline to a point; thence S53°41'11"E, 78.75 feet along said centerline to a point; thence S56°46'46"E, 174.50 feet along said centerline to a point; thence, along said centerline through a curve to the right, having a central angle of 27°13'59", a radius of 250.00 feet, an arc length of 118.83 feet, a chord bearing of S43°09'46"E, and a chord length of 117.71 feet to a point; thence S29°32'47"E, 571.43 feet along said centerline to a point; thence, along said centerline through a curve to the left, having a central angle of 29°31'18", a radius of 500.00 feet, an arc length of 257.62 feet, a chord bearing of S44°18'26"E, and a chord length of 254.78 feet to a point; thence S59°04'05"E, 138.84 feet along said centerline to a point; thence S61°59'03"E, 128.61 feet along said centerline to a point; thence S49°03'25"E, 244.58 feet along said centerline to a point; thence S56°14'26"E, 75.97 feet along said centerline to a point; thence S64°22'37"E, 123.10 feet along said centerline to a point; thence S68°14'19"E, 482.64 feet along said centerline to a point; thence S73°49'22"E, 237.01 feet along said centerline to a point; thence S76°30'51"E, 626.83 feet along said centerline to a point; thence S75°13'35"E, 1011.66 feet along said centerline to a point; thence S70°49'08"E, 173.89 feet along said centerline to a point; thence S68°11'54"E, 236.36 feet along said centerline to a point; thence S71°18'13"E, 1029.82 feet along said centerline to a point; thence S66°52'10"E, 373.80 feet along said centerline to a point; thence S76°50'46"E, 102.82 feet along said centerline to a point; thence S84°45'20"E, 78.26 feet along said centerline to a point; thence S88°40'20"E, 152.97 feet along said centerline to a point; thence N86°38'49"E, 153.11 feet along said centerline to the *POINT OF TERMINUS* of said easement, said point lying on the east line of said Tract 46 and being N01°56'03"W, 89.93 feet from Corner #2 of said Tract 46 (monumented with a GLO brass cap).

ALSO including a Bridge Detour Easement.

An access easement being a strip of land sixty (60) feet wide, thirty (30) feet each side of the centerline of an existing road bed being a bridge detour, situated in the SW¼NW¼ of Section 23, Township 57 North, Range 81 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

Commencing at the Northwest corner of said Section 23 (Monumented with a GLO brass cap); thence S11°33'12"E, 1808.09 feet to the *POINT OF BEGINNING* of said easement, said point being in the right-of-way of County Road #122, Badger Creek Road; thence S35°25'12"E, 27.59 feet along said centerline of bridge detour, exiting said County Road #122 to a point; thence S48°03'00"E, 155.39 feet along said centerline of bridge detour to a point; thence S60°34'01"E, 76.60 feet along said centerline of bridge detour to a point; thence S71°58'40"E, 344.74 feet along said centerline of bridge detour to a point; thence S75°52'44"E, 207.87 feet along said centerline of bridge detour to the *POINT OF TERMINUS* of said easement, said point being S27°30'28"E, 2359.58 feet from said Northwest corner of Section 23.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Distances are surface adjusted by a DAF of 1.000205.

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Township 56 North, Range 80 West, 6<sup>th</sup> P.M.  
Section 5: Lots 1, 2, 3, 4, S1/2N1/2, N1/2SW1/4  
Section 6: Lots 1, 2, 8, 9, 10, SE1/4, S1/2NE1/4

Township 56 North, Range 81 West, 6<sup>th</sup> P.M.  
Section 1: Lot 5

Township 57 North, Range 80 West, 6<sup>th</sup> P.M.  
Section 16: All  
Section 17: SE1/4  
Section 20: NE1/4  
Section 21: N1/2  
Section 29: SW1/4SE1/4, S1/2SW1/4, NW1/4SW1/4  
Section 30: Lots 6, 7, 12, S1/2NE1/4, SE1/4  
Section 31: SW1/4SE1/4  
Section 32: N1/2, SE1/4



**2015-723061** 11/2/2015 10:10 AM PAGE: 4 OF 4  
BOOK: 556 PAGE: 379 FEES: \$52.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2015-723061 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801