

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, Montana 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.

Grantor does further release its rights in and to that certain easement as described on Exhibit B, attached, as excepted and reserved in that certain Warranty Deed dated October 30, 2015 and recorded in Book 556, Page 376, Records of Sheridan County, Wyoming, provided that such release shall not affect the rights, of Robby Barker Smith, Russell W. Bessette and Teresa M. Bessette, as Trustees of the Bessette Family Trust dated 02/17/15 and Mary V. Hutton to use such access easement.

Also excepting and reserving to the Grantor ninety percent (90%) of any oil, gas and other minerals, if any, that Grantor owns in the above described property.

Dated this 13 day of July, 2016

The Hutton Ranch, a Wyoming limited partnership

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

By: Craig Hutton
Craig Hutton, member/manager

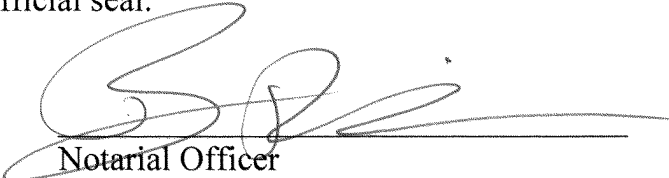


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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 13th day of July, 2016
by Craig Hutton, the member/manager of O Bar A, LLC, the general partner of The
Hutton Ranch, a Wyoming limited partnership.

Witness my hand and official seal.


Notarial Officer

5-13-18
My commission expires





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

Township 56 North, Range 80 West, 6th 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, 6th P.M.

Section 1: Lot 5

Township 57 North, Range 80 West, 6th P.M.

Section 16: All

Section 17: SE1/4

Section 20: NE1/4

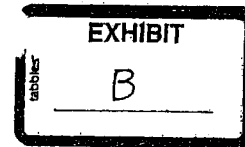
Section 21: N1/2

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



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 E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 22, S $\frac{1}{2}$ NW $\frac{1}{4}$ and E $\frac{1}{2}$ SW $\frac{1}{4}$ 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 488.91 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 E $\frac{1}{2}$ SW $\frac{1}{4}$, 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, 138.64 feet along said centerline to a point; thence S61°59'03"E, 126.61 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, 462.64 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°50'45"E, 102.82 feet along said centerline to a point; thence S84°45'20"E, 76.26 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 SW $\frac{1}{4}$ NW $\frac{1}{4}$ 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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NO. 2016-728143 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801