

## NOTICE OF RIGHT OF FIRST REFUSAL AGREEMENT

THIS NOTICE is executed to be effective as of the 4<sup>th</sup> day of ~~January~~ <sup>February</sup>, 2022, by and Between **JACJ, LLC**, a Wyoming limited liability company, 655 Melody Street, Buffalo, Wyoming 82834, ("Grantor"), and **Little Goose Ranch, L.L.C.**, a Delaware limited liability company with authority to transact business in the State of Wyoming, P.O. Box 770, Big Horn, Wyoming 82833 ("Grantee"), for the purpose of giving public notice of a right of first refusal with respect to certain lands located in Sheridan County, Wyoming (the "Property"), as described as follows:

Township 57 North, Range 81 West, 6<sup>th</sup> P.M. Sheridan County, Wyoming  
Section 28: Lots Three (3) and Four (4), SW1/4;  
Section 29: SE1/4;  
Section 32: NE1/4, N1/2SE1/4, Lots One (1) and Two (2)  
Containing 654.95 acres, more or less.

Together with all improvements situate thereon and all easements and appurtenances belonging thereto. Subject to all restrictions, reservations, covenants and easements of record.

Further subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

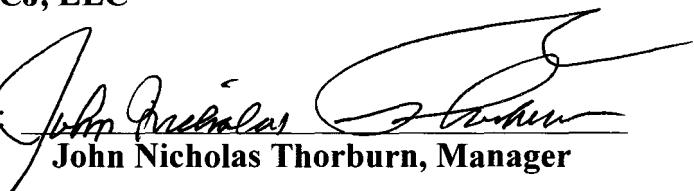
Grantor and Grantee have entered into an agreement providing, among other things, that, in the event Grantor receives a bona fide third-party offer to purchase the Property, which offer Grantor would accept, Grantor shall give written notice of such offer to Grantee, and Grantee shall then have the right to purchase the Property on terms set forth in the agreement of the parties dated the same date as the notice. A copy of the agreement setting forth such terms is available from the parties, only upon submittal of an appropriate request by a person with a legitimate interest in the terms of the agreement.

DATED this 27 day of January, 2022.

**GRANTOR:**

**JACJ, LLC**

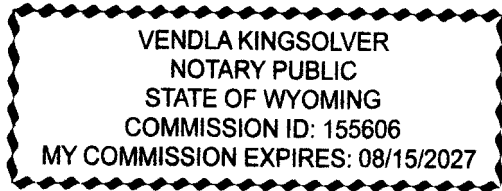
By:

  
**John Nicholas Thorburn, Manager**

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 2022, by **John Nicholas Thorburn, Manager of JACJ, LLC**, Grantor.

WITNESS my hand and official seal.



Vendla Kingsolver  
Notary Public

My commission expires:

**GRANTEE:**

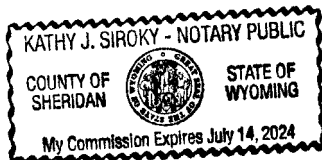
**LITTLE GOOSE RANCH, L.L.C.**

By: Edwin T. Meredith, IV V  
**Edwin T. Meredith, IV, Manager**  
Edwin T. Meredith V

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of ~~January~~ <sup>February</sup>, 2022, by **Edwin T. Meredith, IV, Manager of Little Goose Ranch, L.L.C.**, Grantee.

WITNESS my hand and official seal.



Kathy J. Siroy  
Notary Public

My commission expires: July 14, 2024

**NO. 2022-776270 NOTICE**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
LONABAUGH & RIGGS DRAWER 5059  
SHERIDAN WY 82801