

## SPECIAL WARRANTY DEED

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grants and conveys to TFES 1036, LLC, an Idaho limited liability company, GRANTEE, whose address is P.O. Box 339 Blackfoot ID 83221-0339, all of its right, title and interest in the following described real estate, 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, described as follows:

**Please see the legal description and map attached hereto as Exhibits A and B.**

*TOGETHER WITH* all improvements, hereditaments and appurtenances thereunto belonging or appertaining;

*TOGETHER WITH* all of Grantor's right, title, and interest in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights belonging or in any way appertaining to the subject property;

*TOGETHER WITH* all coal, oil, gas, uranium, fissionable and fusionable materials and all other minerals and mineral rights, royalties and royalty rights of every kind owned by Grantor or which Grantor can hereby convey contained in and underlying the subject property;

*SUBJECT TO* all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and of sight, and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

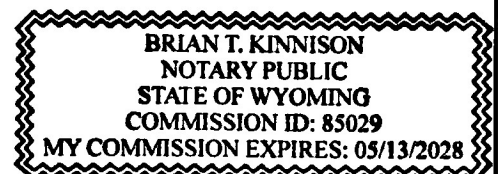
Grantor covenants that it will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by or through the Grantor but not through prior owners.

WITNESSED this 22<sup>nd</sup> day of July, 2022.

Black Gold Land Company, LLC

By: Brian N. Beisher, manager/member

STATE OF WYOMING       )  
  )ss.  
COUNTY OF SHERIDAN    )



This instrument was acknowledged before me this 22<sup>nd</sup> day of July, 2022, by Brian N. Beisher.

WITNESS my hand and official seal:

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28

LEGAL DESCRIPTION  
EXHIBIT "A"

TRACT 1A SE DECKER ROAD

A tract of land situated within the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  and part of the NW $\frac{1}{4}$  of Section 25, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof, being more particularly described as follows:

Beginning at the west  $\frac{1}{4}$  corner of said Section 25, being the true Point of Beginning of subject parcel; thence N 88°33'40" E, 1181.70 feet; thence N 89°12'28" E, 1486.06 feet to the Center  $\frac{1}{4}$  corner of said section; thence N 0°10'52" W, 1344.47 feet, to the center north  $\frac{1}{8}$  corner of said section; thence N 82°53'59" W, 1991.39 feet to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way through a curve concave to the west having a radius of 2153.35 feet, a central angle of 27°3'44", an arc length of 1017.08 feet, a chord bearing of S 25°35'8" W, and a chord length of 1007.65 feet; thence S 49°48'00" E, 64.74 feet; thence through a curve concave to the west having a radius of 2607.95 feet, a central angle of 9°22'34", an arc length of 426.77 feet, a chord bearing of S 45°24'17" W, and a chord length of 426.30 feet, to a point on the west line of said section; thence departing from said right-of-way and continuing along said west line of said section, S 0°20'51" E, 390.99 feet, to the Point of Beginning.

Containing 80.98 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.

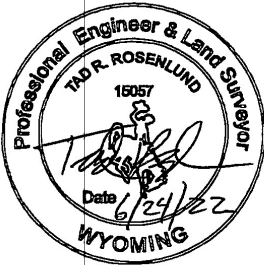


EXHIBIT A

TRACT 1A SE DECKER ROAD

SITUATED IN NW1/4 SECTION 25, T57N, R84W, 6TH P.M., SHERIDAN  
COUNTY, WYOMING

PROJECT BLACK GOLD  
DATE 6/24/2022

EXHIBIT A - 1 of 1



LEGAL DESCRIPTION  
EXHIBIT "A"

TRACT 1B SE DECKER ROAD

A tract of land situated within the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  and part of the NW $\frac{1}{4}$  of Section 25, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof, being more particularly described as follows:

Beginning at the west  $\frac{1}{4}$  corner of said Section 25, being the true Point of Beginning of subject parcel; thence N 88°33'40" E, 1181.70 feet; thence N 89°12'28" E, 1486.06 feet to the center  $\frac{1}{4}$  corner of said Section; thence S 0°10'41" E, 1317.97 feet to the SE corner of said N $\frac{1}{2}$ ; thence S 89°31'04" W, 2663.25 feet; to the SW corner of said N $\frac{1}{2}$ ; thence N 0°21'49" W, 1290.18 feet, to the Point of Beginning.

Containing 80.02 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.

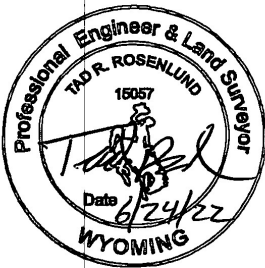


EXHIBIT A  
TRACT 1B SE DECKER ROAD

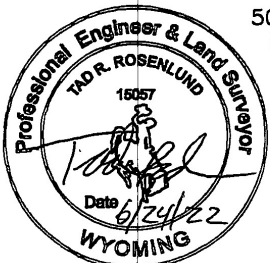
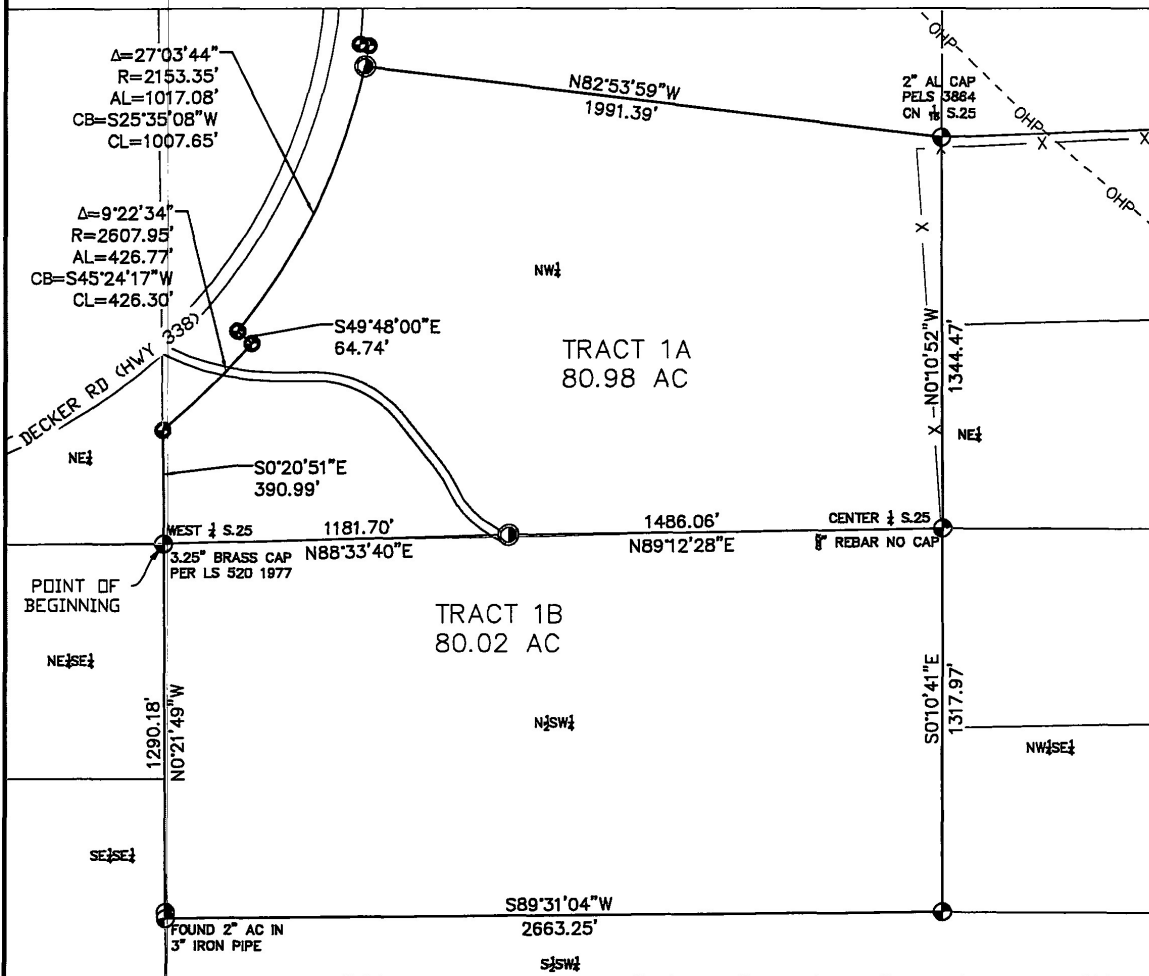
SITUATED IN THE N1/2 SW1/4 AND THE NW1/4 OF SECTION 25, T57N,  
R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING

|         |            |
|---------|------------|
| PROJECT | BLACK GOLD |
| DATE    | 6/24/2022  |

EXHIBIT A - 1 of 1

U:\Decker Road Property\EDH\BITS.dwg PLOT DATE 2022-6-24 07:36 SAVED DATE 2022-08-24 08:59 USER: trosslund

EXHIBIT "B"



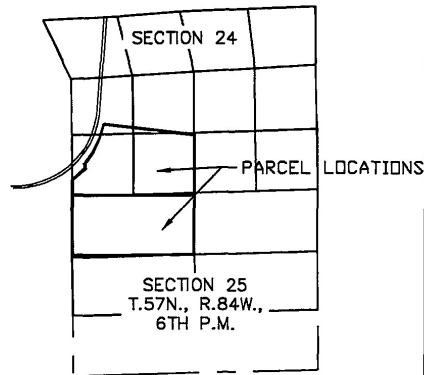
500 0 500  
SCALE IN FEET



SURVEYOR'S CERTIFICATE:  
I, TAD R. ROSENLUND, DO HEREBY CERTIFY THAT THIS PLAT  
WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME  
OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY  
SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

LEGEND

- SECTION LINE
- INTERIOR SECTION LINE
- TWO TRACK ROAD
- FENCE LINE
- ADJACENT PARCEL LINE
- FOUND 3.25" BRASS ROW MONUMENT
- FOUND MONUMENT AS DESCRIBED
- SET 2" ALUMINUM CAP ON 5/8" REBAR



LOCATION MAP  
N.T.S.

The basis of bearing is Wyoming State Plane  
Coordinate System, NAD 83, East Central Zone;  
PAF: 1.000233; all units are U.S. survey feet.  
Distances are at ground.

EXHIBIT B

TRACT 1A AND TRACT 1B SE DECKER ROAD

SITUATED IN W1/2 SECTION 25, T57N, R84W, 6TH P.M., SHERIDAN  
COUNTY, WYOMING

PROJECT BLACK GOLD  
DATE 6/11/2021

EXHIBIT B - 1 of 1

NO. 2022-780299 SPECIAL WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

