

**SPECIAL WARRANTY DEED**

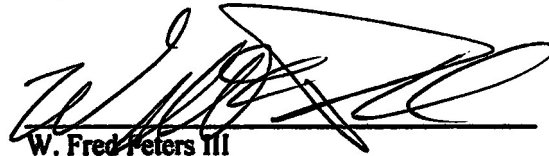
W. Fred Peters III, Judith Ann Hutton, Personal Representative of the Estate of Jock G. Hutton, Gary Wayne Hutton, Craig Evans Hutton, Charles Bruce Hutton, and The Vernon S. and Rowena W. Griffith Foundation (referred to herein collectively as Grantors), for good and valuable consideration, the receipt of which is hereby acknowledged, convey and specially warrant against all who claim by, through, or under the Grantors, but against none other, to Khanstruction, L.L.C., whose address is 765 E. 7<sup>th</sup> Street, Sheridan, WY 82801, Grantee, all of Grantors' interest in the following-described real estate 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, to-wit:

See Exhibit A, which is attached hereto and incorporated herein.

TOGETHER WITH all improvements, privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition.

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, and subdivision regulations.

DATED this 27<sup>th</sup> day of April, 2022.

  
W. Fred Peters III

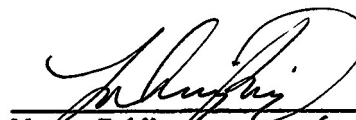
STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

This instrument was acknowledged before me on the 27<sup>th</sup> day of April, 2022, by W. Fred Peters III.

Witness my hand and official seal.

SEAL



  
Notary Public  
My commission expires: 04/27/2024

Estate of Jock G. Hutton

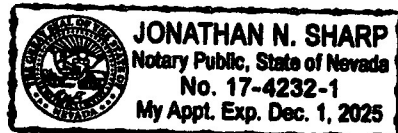
By Judith Ann Hutton  
Judith Ann Hutton, Personal Representative

STATE OF Nevada )  
 ) ss.  
COUNTY OF Clark )

This instrument was acknowledged before me on the 27 day of April, 2022, by  
Judith Ann Hutton, Personal Representative of the Estate of Jock G. Hutton.

Witness my hand and official seal.

SEAL



Jonathan N. Sharp  
Notary Public  
My commission expires: 12/01/2025

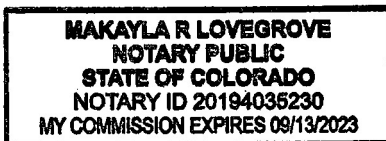
  
Gary Wayne Hutton

STATE OF Colorado )  
COUNTY OF Arapahoe ) ss.

This instrument was acknowledged before me on the 28<sup>th</sup> day of April, 2022, by Gary Wayne Hutton.

Witness my hand and official seal.

SEAL



  
Notary Public  
My commission expires: 9-13-23

Craig Evans Hutton  
Craig Evans Hutton

STATE OF WY )  
COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 10<sup>th</sup> day of May, 2022, by  
Craig Evans Hutton.

Witness my hand and official seal.

SEAL



[Signature]  
Notary Public  
My commission expires: 5-13-22



2022-778434 5/10/2022 4:27 PM PAGE: 5 OF 7  
FEES: \$30.00 PK SPECIAL WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

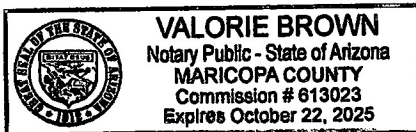
Charles Bruce Hutton

STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

This instrument was acknowledged before me on the 6 day of May, 2022, by  
Charles Bruce Hutton.

Witness my hand and official seal.

SEAL



Notary Public

My commission expires: 10/22/2025



2022-778434 5/10/2022 4:27 PM PAGE: 6 OF 7  
FEES: \$30.00 PK SPECIAL WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

The Vernon S. and Rowena W. Griffith Foundation

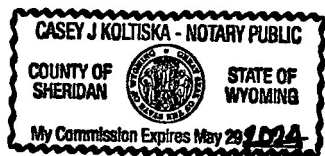
By: Karen Green  
Title: Treasurer

STATE OF Wyoming )  
COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 9 day of May, 2022, by Karen Green, the Treasurer of The Vernon S. and Rowena W. Griffith Foundation.

Witness my hand and official seal.

SEAL



[Signature]  
Notary Public  
My commission expires: May 29, 2024

## Exhibit A

A tract of land situated in the NE1/4SW1/4 of Section 23 and the W1/2NE1/4 & E1/2NW1/4 of Section 26, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, (See Record of Survey filed in Drawer "A" in the Sheridan County Courthouse), attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the northeast corner of said Section 26 (monumented with a 3 1/4" Aluminum cap per PLS 2615); thence S61°17'45"W, 1718.44 feet to the POINT OF BEGINNING of said tract, said point lying on the westerly right-of-way line of Interstate 90; thence S00°25'01"E, 370.45 feet along said westerly right-of-line of said Interstate 90 to a point; thence N89°08'49"E, 118.39 feet along said westerly right-of-line to a point; thence S00°38'23"E, 163.07 feet westerly right-of-line to a point, said point lying on the north line of a tract of land described in Book 553 of Deeds, Page 402; thence S89°03'39"W, 1012.45 feet along said north line of said tract described in Book 553 of Deeds, Page 402 to a point (Monumented with a 2" Aluminum Cap per PLS 6812) said point lying on the east line of a tract of land described in Book 40 of Deeds, Page 445; thence N01°02'33"W, 28.55 feet along said east line of a tract described in Book 40 of Deeds, Page 445 to a point, said point being the northeast corner of said tract of land described in Book 40 of Deeds, Page 445; thence S87°56'33"W, 228.31 feet along the north line of said tract of land described in Book 40 of Deeds, Page 445 to a point, said point being the northwest corner of said tract described in Book 40 of Deeds, Page 445; thence S00°27'10"E, 24.41 feet along the west line of said tract described in Book 40 of

Deeds, Page 445 to a point, said point lying on said north line of a tract described in Book 553 of Deeds, Page 402; thence S89°02'13"W, 276.44 feet along said north line of a tract described in Book 553 of Deeds, Page 402 to a point, said point being the southeast corner of Deed Reception Number: 2020-760504; thence N00°30'03"W, 1428.51 feet along the east line of said Deed Reception Number: 2020-760504 to a point, said point lying on the southerly right-of-way line of Fifth Street; thence, through a non-tangent curve along said southerly right-of-way line of said Fifth Street, having a central angle of 19°40'44" a radius of 1198.24 feet, an arc length of 411.55 feet, a chord bearing of S66°18'37"E, and a chord length of 409.53 feet to point; thence S55°50'51"E, 45.94 feet along said southerly right-of-way line to a point; thence S33°56'43"W, 36.80 feet along said southerly right-of-way line to a point; thence S56°14'37"E, 609.05 feet along said southerly right-of-way line to a point; thence S32°50'34"W, 14.61 feet along said southerly right-of-way line to a point; thence, along said southerly right-of-way line through a spiral curve to the left (See Record of Survey filed in Drawer "A", Plat No 201 in the Sheridan County Courthouse), being one hundred and thirty (130) feet south of and parallel to the

CENTERLINE of said spiral curve a southerly RIGHT-OF-WAY spiral curve chord bearing of S59°37'16"E, and a chord length of 261.50 feet to a point (see Record of Survey filed in Drawer "A", Plat No. 201); thence, through a non-tangent curve along said south right-of-way line, having a central angle of 02°21'50" a radius of 846.20 feet, an arc length of 34.91 feet, a chord bearing of S70°14'28"E, and a chord length of 34.91 feet to a point; thence S21°53'05"W, 96.95 feet along said southerly right-of-way line to a point; thence, through a non-tangent curve along said southerly right-of-way line, having a central angle of 13°04'26" a radius of 941.20 feet, an arc length of 214.77 feet, a chord bearing of S74°45'22"E, and a chord length of 214.30 feet to point; thence, along said southerly right-of-way line through a spiral curve to the left (See Record of Survey filed in Drawer "A", Plat No 201 in the Sheridan County Courthouse), being two hundred and twenty-five (225) feet south of and parallel to the CENTERLINE of said spiral curve a southerly RIGHT-OF-WAY spiral curve chord bearing of S83°44'59"E, and a chord length of 87.28 feet to a point (see Record of Survey filed in Drawer "A", Plat No. 201) to the POINT OF BEGINNING.