



2020-758133 5/13/2020 3:33 PM PAGE: 1 OF 7
FEES: \$30.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

Little Horn Properties, 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 Gore's Tongue River Ranch, LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 129, Katy, Texas 77492, 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, more particularly described as follows:

See EXHIBIT "A" attached hereto;

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

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record 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. Any third party use of or claim of right in the private road described on Exhibit "A" as the East boundary of the subject property, whether such use or claim of right is ultimately deemed lawful or unlawful.

Grantor covenants that it will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by, through or under the Grantor.

WITNESS my/our hand(s) this 13th day of MAY, 2020.

Little Horn Properties, LLC,
a Wyoming ~~limited liability company~~

By: Brian N. Beisher
Title: Manager/Member

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 13th day of May, 2020, by Little Horn Properties, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public



EXHIBIT A
OF BOUNDARY LINE ADJUSTMENT

OF A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST, 6TH
PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTION OF AREA TO BE CONVEYED:

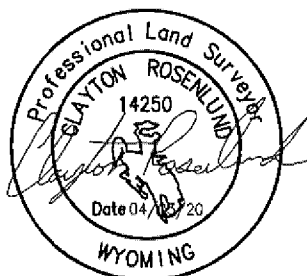
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24, THENCE N 89°58'47" W, 1320.6 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ NE $\frac{1}{4}$), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 00°07'47" W, 1730.92 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER (W $\frac{1}{2}$ NE $\frac{1}{4}$) OF SAID SECTION 24 TO THE CENTERLINE OF A GRAVEL ROAD; THENCE S 38°17'41" E, 37.00 FEET ALONG SAID CENTERLINE; THENCE S 34°15'55" E, 319.46 FEET ALONG SAID CENTERLINE; THENCE S 32°34'57" E, 375.12 FEET ALONG SAID CENTERLINE; THENCE S 42°05'11" E, 98.59 FEET ALONG SAID CENTERLINE; THENCE S 46°40'26" E, 129.72 FEET ALONG SAID CENTERLINE; THENCE S 40°28'10" E, 60.69 FEET ALONG SAID CENTERLINE; THENCE S 25°45'57" E, 96.38 FEET ALONG SAID CENTERLINE; THENCE S 36°45'32" E, 60.60 FEET ALONG SAID CENTERLINE; THENCE S 55°44'04" E, 520.79 FEET, ALONG SAID CENTERLINE TO THE CENTERLINE OF LOWER PRAIRIE DOG COUNTY ROAD (NO. 1211); THENCE, S 37°09'18" W, 682.11 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE CONTINUING ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 922.58 FEET, AN ARC LENGTH OF 536.48 FEET, A DELTA OF 33°19'02", AND A CHORD OF S 53°19'32" W, 528.95 FEET; THENCE, S 72°26'50" W, 584.68 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD, THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 852.55 FEET, AN ARC LENGTH OF 207.46 A DELTA OF 13°56'32", AND A CHORD OF S 62°02'44" W, 206.95 FEET; THENCE, S 51°49'14" W, 314.03 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE, S 51°12'37" W, 1206.97 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE, S 60°56'25" W, 247.78 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE, S 70°10'02" W, 219.38 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 337.03 FEET, AN ARC LENGTH OF 528.11 FEET, A DELTA OF 89°46'45", AND A CHORD OF N 64°54'14" W, 475.71 FEET TO THE EAST LINE OF THE RAILROAD RIGHT-OF-WAY DESCRIBED IN BOOK 216 PAGE 253; THENCE N 19°37'13" W, 50.67 FEET, TO THE CENTERLINE OF SAID RAILROAD; THENCE ALONG SAID CENTERLINE OF SAID RAILROAD THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1908.13 FEET, AN ARC LENGTH OF 1925.58 FEET, A DELTA OF 57°49'11", AND A CHORD OF N 40°48'33" E, 1844.91 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION 24; THENCE N 00°17'16" W, 147.65 FEET ALONG SAID WEST LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 24; THENCE S 89°58'47" E, 1320.60 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE $\frac{1}{4}$) TO THE POINT OF BEGINNING.
SUBJECT TRACT CONTAINING AN AREA OF \pm 69.52 ACRES MORE OR LESS

SUBJECT TO PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, CONVEYANCES AND CONDITIONS



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SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY
THAT THIS EXHIBIT 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.

PREPARED BY:

Canon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

FOR: GORE'S TONGUE RIVER RANCH LLC
5500 MORTON RD
KATY, TX 77493

PAGE 1 OF 3

Date: 4/03/20

Affidavit of Boundary
Line Adjustment

Brian N. Beisher manager of Little Horn Properties, LLC, Grantor, under oath swears as follows:

1. Grantor is the owner of the following described real property situate in Sheridan County, Wyoming: Please see map attached hereto as Exhibit A.
2. Grantee, Gore's Tongue River Ranch, LLC, is the owner of the following real property situate in Sheridan County, Wyoming: Please see map attached hereto as Exhibit A.
3. Grantor desires to transfer to Grantee a portion of Grantor's above-described real property as a boundary line adjustment with a contiguous property.
4. The portion of the Grantor's property, which is being transferred is described as follows: Please see map and legal description attached hereto as Exhibit B and Exhibit C.
5. Grantor's property remaining in Wyoming after the transfer is in excess of 80 acres (approximately 88 acres) and is shown on the map attached hereto as Exhibit D.
6. This division is not for the purpose of evading any part of the Sheridan County Subdivision Regulations.
7. We understand this transfer is a boundary line adjustment and Grantor has not represented to Grantee that the transferred property may be developed as a separate parcel from Grantee's preexisting contiguous parcel.
8. The attached deed from Grantor to Grantee dated MAY 13, 2020 is the subject of this affidavit, which deed will be recorded with this affidavit.


Dated this 13TH day of MAY, 2020.


Grantor, Little Horn Properties, LLC
By: Brian N. Beisher, Manager

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The above and foregoing was subscribed and sworn to before by Brian N. Beisher as manager of Little Horn Properties, LLC, this 13th day of May, 2020.

My Commission Expires: 5-13-22


Notary Public

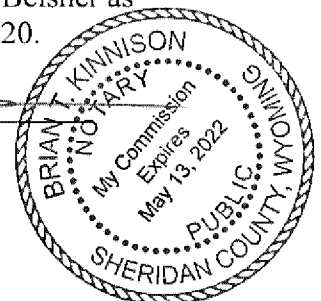
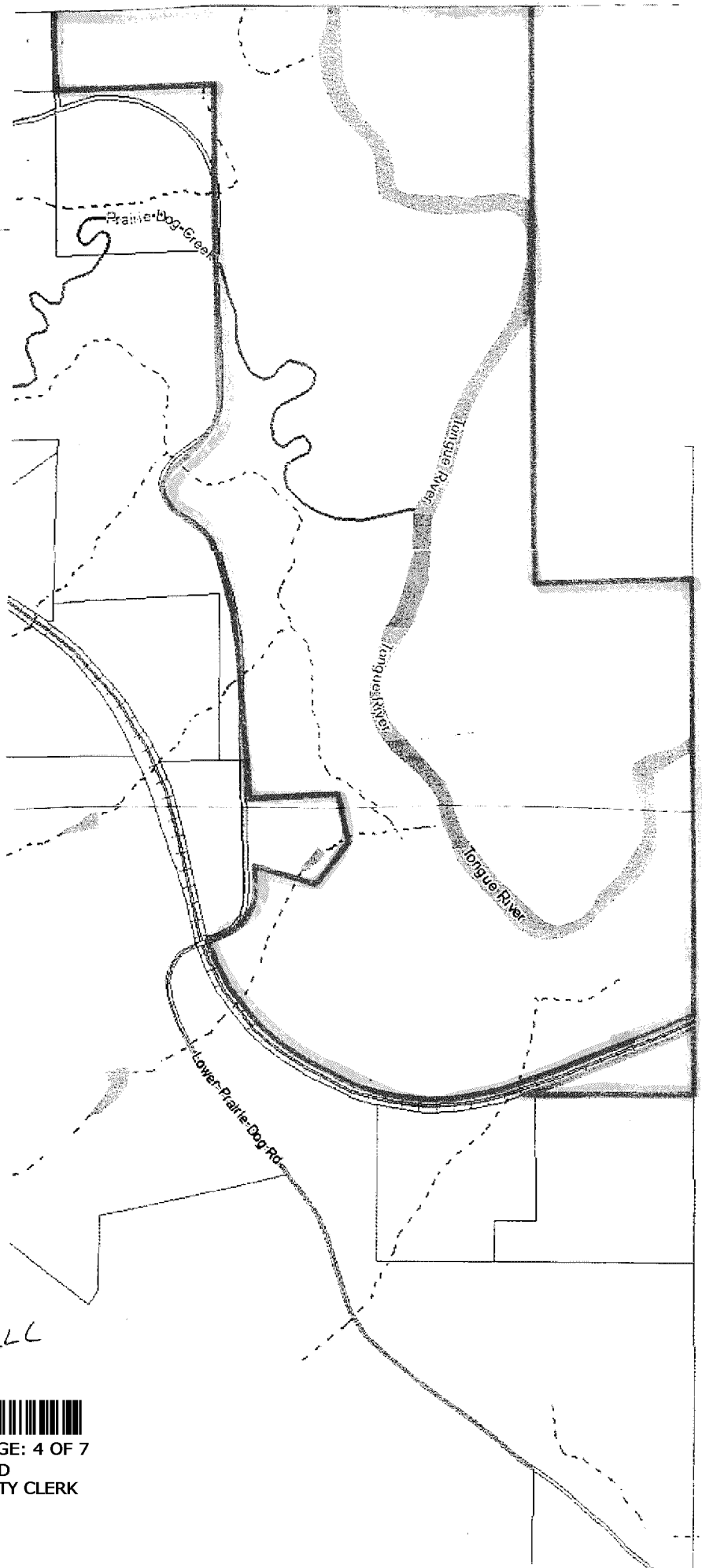


EXHIBIT A



Parcel(s) Zoom to parcel(s)

Parcel: 58832210000833

Account: R0016916

Property Detail

Tax ID: 0000020136 Property

Taxes

Name: GORE'S TONGUE RIVER RANCH, LLC

Mail Addr: 5500 MORTON RD

Mail Addr: KATY, TX 77493

St Addr: 1197 LOWER PRAIRIE DOG RD

Deed: 571 WD 648, 01/18/2018

Location: TOTAL ACRES = 651.9

T58N R83W SEC 22 ALL SENE,

ALL NESE, ALL SESE, SEC 23

A ... (more)

Type: Agricultural

Acres: 651.9000 acres

Lat / Lon N: 44.99089°, W: 106.81643°

NAD83 UTM Zone 13 X: 356815,

Y: 4983544

NAD83 Wyoming East Central USft

N: 1965162, E: 1446059

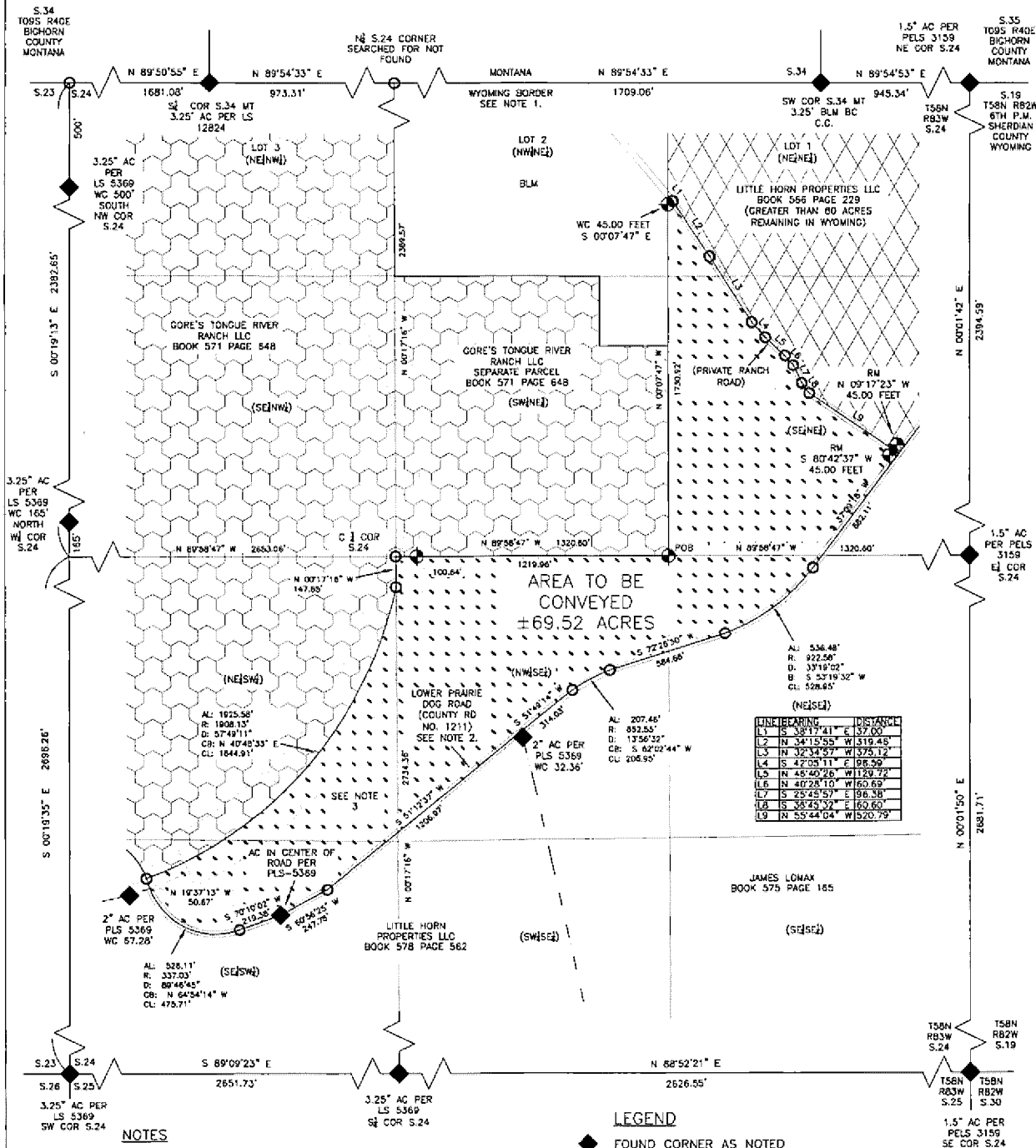
LITTLE HORN PROPERTIES, LLC



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FEES: \$30.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT B
 OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
 OF A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST, 6TH
 PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

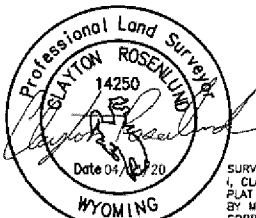


NOTES

- THE MILE POSTS ALONG THE MONTANA/ WYOMING BORDER WERE SEARCHED FOR AND NOT FOUND
- LOWER PRAIRIE DOG ROAD COUNTY ROAD (NO. 1211) EXISTING ROAD DOES NOT MATCH RECORD OF SURVEY #300 PER PLS 5369. EXISTING ROAD WAS USED FOR THIS SURVEY.
- BOOK 571, PAGE 848 (TO GORE'S) AND BOOK 586, PAGE 229 (TO LITTLE HORN) OVERLAP THE AREA IN THE SW¼ LYING NORTH OF THE CENTERLINE OF LOWER PRAIRIE DOG ROAD

LEGEND

- ◆ FOUND CORNER AS NOTED
- ⊕ SET 1.5" AC LS 14250
- CALCULATED CORNER
- ADJOINING BOUNDARY LINE
- RAILROAD EASEMENT PER BOOK 215 PAGE 253
- RM REFERENCE MONUMENT
- WC WITNESS CORNER
- AC ALUMINUM CAP
- BC BRASS CAP



SURVEYOR'S CERTIFICATE:
 I, CLAYTON P. 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.

EXHIBIT **C**
OF BOUNDARY LINE ADJUSTMENT

OF TRACTS OF LAND LOCATED IN SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST, AND THE
NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 58 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

GORE'S TONGUE RIVER RANCH, LLC PLUS AREA TO BE CONVEYED:

TOWNSHIP 58 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY WYOMING:

SECTION 22: SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

SECTION 23: LOT 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$), S $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, THAT PORTION OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ AND THE E $\frac{1}{2}$ SW $\frac{1}{4}$ LYING NORTH OF LOWER PRAIRIE DOG COUNTY ROAD (NO. 1211)

SECTION 24: LOT 3, LOT 4, S $\frac{1}{2}$ NW $\frac{1}{4}$ AND ALL OF THAT PORTION OF THE SW $\frac{1}{4}$ LYING NORTH OF LOWER PRAIRIE DOG COUNTY ROAD (NO. 1211),

SECTION 24: SW $\frac{1}{4}$ NE $\frac{1}{4}$ LESS AND EXCEPT THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$

PLUS THE AREA TO BE CONVEYED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

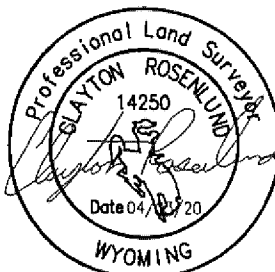
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24, THENCE N 89°58'47" W, 1320.6 FEET TO THE SOUTHEAST CORNER OF THE SOUTH-WEST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ NE $\frac{1}{4}$), SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE N 00°07'47" W, 1730.92 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER (W $\frac{1}{2}$ NE $\frac{1}{4}$) OF SAID SECTION 24 TO THE CENTERLINE OF A GRAVEL ROAD; THENCE S 38°17'41" E, 37.00 FEET ALONG SAID CENTERLINE; THENCE S 34°15'55" E, 319.46 FEET ALONG SAID CENTERLINE; THENCE S 32°34'57" E, 375.12 FEET ALONG SAID CENTERLINE; THENCE S 42°05'11" E, 98.59 FEET ALONG SAID CENTERLINE; THENCE S 46°40'26" E, 129.72 FEET ALONG SAID CENTERLINE; THENCE S 40°28'10" E, 60.69 FEET ALONG SAID CENTERLINE; THENCE S 25°45'57" E, 96.38 FEET ALONG SAID CENTERLINE; THENCE S 36°45'32" E, 60.60 FEET ALONG SAID CENTERLINE; THENCE S 55°44'04" E, 520.79 FEET, ALONG SAID CENTERLINE TO THE CENTERLINE OF LOWER PRAIRIE DOG COUNTY ROAD (NO. 1211); THENCE, S 37°09'18" W, 682.11 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE CONTINUING ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 922.58 FEET, AN ARC LENGTH OF 536.48 FEET, A DELTA OF 33°19'02", AND A CHORD OF S 53°19'32" W, 528.95 FEET; THENCE, S 72°26'50" W, 584.68 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD, THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 852.55 FEET, AN ARC LENGTH OF 207.46 A DELTA OF 13°56'32", AND A CHORD OF S 62°02'44" W, 206.95 FEET; THENCE, S 51°49'14" W, 314.03 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE, S 51°12'37" W, 1206.97 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE, S 60°56'25" W, 247.78 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE, S 70°10'02" W, 219.38 FEET ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE ALONG SAID CENTERLINE OF LOWER PRAIRIE DOG ROAD THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 337.03 FEET, AN ARC LENGTH OF 528.11 FEET, A DELTA OF 89°46'45", AND A CHORD OF N 64°54'14" W, 475.71 FEET TO THE EAST LINE OF THE RAILROAD RIGHT-OF-WAY DESCRIBED IN BOOK 216 PAGE 253; THENCE N 19°37'13" W, 50.67 FEET, TO THE CENTERLINE OF SAID RAILROAD; THENCE ALONG SAID CENTERLINE OF SAID RAILROAD THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1908.13 FEET, AN ARC LENGTH OF 1925.58 FEET, A DELTA OF 57°49'11", AND A CHORD OF N 40°48'33" E, 1844.91 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION 24; THENCE N 00°17'16" W, 147.65 FEET ALONG SAID WEST LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 24; THENCE S 89°58'47" E, 1320.60 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE $\frac{1}{4}$) TO THE POINT OF BEGINNING.
SUBJECT TRACT CONTAINING AN AREA OF \pm 69.52 ACRES MORE OR LESS

SUBJECT TO PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, CONVEYANCES AND CONDITIONS

AREA TO BE RETAINED BY LITTLE HORN PROPERTIES LLC:

BEING THAT PROPERTY DESCRIBED IN BOOK 566, PAGE 229 EXCEPT THE AREA TO BE CONVEYED DESCRIBED ABOVE
AREA TO BE RETAINED IS LARGER THAN 80 ACRES.

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FEES: \$30.00 PK SPECIAL WARRANTY DEED
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SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY
THAT THIS EXHIBIT 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.

PREPARED BY:

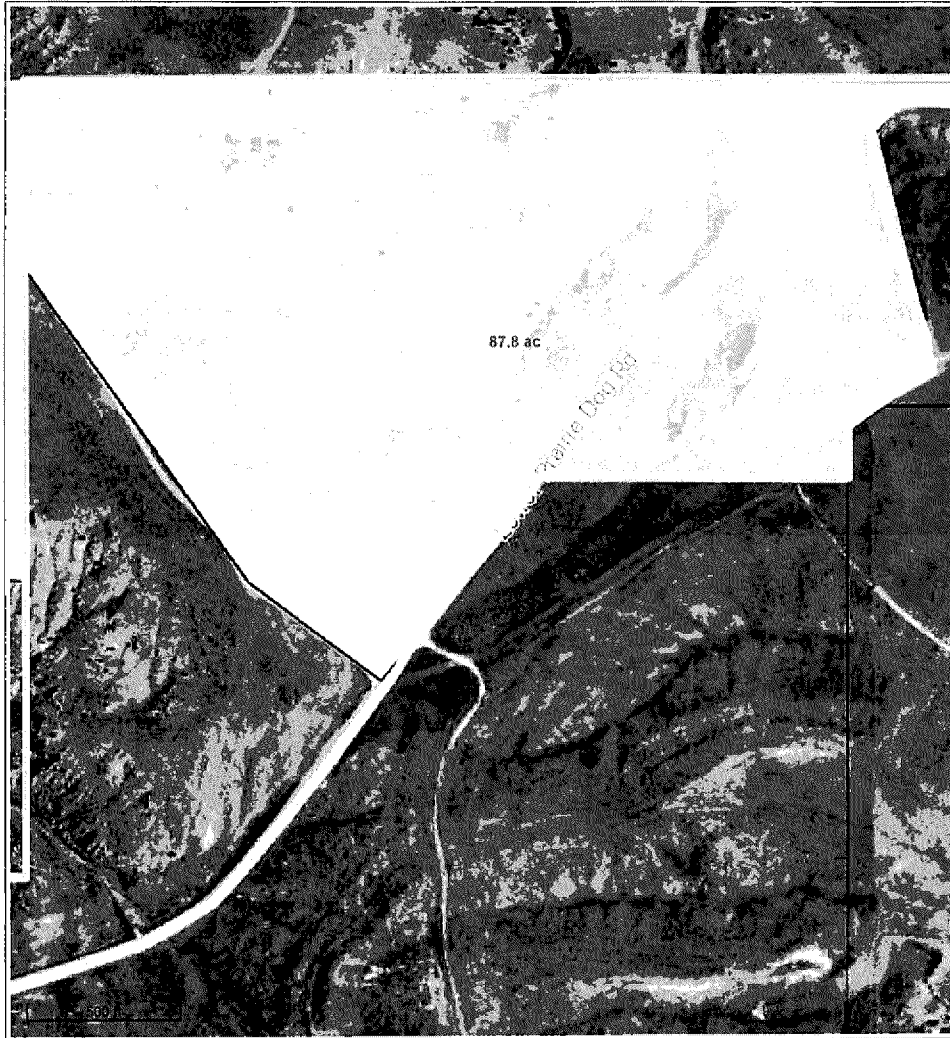
Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

FOR: GORE'S TONGUE RIVER RANCH LLC
5500 MORTON RD
KATY, TX 77493

PAGE 2 OF 3

Date: 4/03/20

EXHIBIT D



Sheridan County Wyoming
MapServer

Enter your own text here

- U.S. Highway
- State Highway
- County Road
- Other Roads
- Railroad
- Municipal Corporate Limits
- River, Creeks, Lakes
- B.L.M.
- U.S.F.S.
- Other Federal Land

State of Wyoming
2017 Aerial Photography (1:75,000)
Sheridan County provides this map for illustrative purposes only. All
assessments and boundaries are based on the best available data.

NO. 2020-758133 SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109