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FEES: $28.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

(Lot 2 - Black Gold Land Company, LLC)

KCP Properties, Inc., a Delaware corporation ("**GRANTOR**"), for and in consideration of the obligation of **GRANTOR** to convey certain real property to Black Gold Land Company, LLC, a Wyoming limited liability company ("**GRANTEE**"), pursuant to and in accordance with (i) that certain Real Estate Purchase Agreement, dated as of February 28, 2020, by and between **GRANTOR** and **GRANTEE** (as amended or supplemented, the "**Purchase Agreement**"), and (ii) *Order (I) Approving the Sale of Wyoming Real Property Assets Free and Clear of All Interests, (II) Approving Assumption and Assignment of Executory Contracts and Unexpired Leases, and (III) Granting Related Relief* (the "**Sale Order**") entered on March 8, 2021, by the United States Bankruptcy Court for the District of Delaware, in the Chapter 11 proceeding being administered under Case No. 20-13056 (Jointly Administered), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and QUITCLAIMS unto **GRANTEE**, all of the right, title and interest of **GRANTOR** in and to the real property more particularly identified and set forth on Exhibit A attached hereto and made a part hereof (the "**Property**").

The conveyance and transfer of the Property herein is subject to and made in accordance with the terms of the Purchase Agreement and the Sale Order, a copy of which Sale Order was recorded in the real property records of Sheridan County, Wyoming on March 12, 2021, in Document #2021-767151 ~~Book _____, page _____~~. Capitalized terms used herein but not otherwise defined herein shall have the meanings given to them in the Purchase Agreement.

In the event of a conflict between this Quitclaim Deed, on the one hand, and the Purchase Agreement and/or the Sale Order, on the other hand, the terms and conditions of the Purchase Agreement or the Sale Order, as applicable, shall control. There are no representations, warranties, understandings or agreements with respect to the subject matter hereof other than those expressly set forth in the Purchase Agreement.

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IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed as of this 10 day of March, 2021, to be effective as of March 12, 2021.

GRANTOR: KCP Properties, Inc.

By: _____
Name: Robert Novak
Title: Chief Restructuring Officer

STATE OF Illinois

COUNTY OF Will

The foregoing instrument was subscribed, sworn to and acknowledged before me this 10th day of March, 2021, by Robert Novak, as Chief Restructuring Officer of KCP Properties, Inc., a Delaware corporation, for and on behalf of said company.

_____
Notary Public

My Commission Expires: Feb 26th, 2024

OFFICIAL SEAL
DAWAL BHARATKUMAR LIMBACHIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires February 26th, 2024

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EXHIBIT A

Property

Parcel No. 2174

Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 10: NW¼

Parcel No. 29401

Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming:

Section 22: All that portion of the S½ of said section lying southerly and easterly of the south right-of-way boundary of Wyoming State Secondary Highway No. 338 (as located in 1961-now abandoned), as more particularly described as follows:

Beginning at a point on the south line of Section 22 and on the easterly right-of-way line of Wyoming Secondary Highway 338, said point being on a 2° 02' 08" circular curve to the left and bears S 89° 35' 19" E a distance of 1,215.42 feet from the SW corner of Section 22; thence along said circular curve to the left, radius of 2,814.79 feet, a distance of 350.90 feet, through a 7° 08' 34" central angle to the point of tangent; thence N 7° 08' 34" central angle to the point of tangent; thence N 7° 42' W a distance of 321.48 feet; thence N 82° 18' E, a distance of 25.00 feet to the point of an 11° 33' 33" spiral curve to the right; thence along said spiral curve to the right, a distance of 190.76 feet, thence along said spiral curve to the right, a distance of 190.76 feet, through an 11° 01' 30" spiral angle, to the point of an 11° 33' 33" circular curve to the right; thence along said circular curve, radius of 495.67 feet, a distance of 925.24 feet through a 106° 57' central angle to the point of an 11° 33' 33" spiral curve to the right; thence along said spiral curve a distance of 190.76 feet, through an 11° 01' 30" spiral angle, to the point of tangent; thence S 58° 42' E a distance of 627.70 feet to the point of an 8° 29' 40: spiral curve to the left; thence along said spiral curve, a distance of 194.14 feet, through an 8° 06' spiral angle, to the point of an 8° 20' 40" circular curve to the left; thence along said circular curve, radius of 686.62 feet, a distance of 738.81 feet, through a 61° 39' central angle, to the point of an 8° 20' 40" spiral curve to the left; thence along said spiral curve, a distance of 194.14 feet, through an 8° 06' spiral angle, to the point of tangent; thence S 46° 33' E a distance of 25.00 feet; thence N 43° 27' E a distance of 1,316.21 feet to a point on the property line and the southerly right-of-way line of Wyoming Secondary Highway 338, thence S 25° 45' 29" E a distance of 2,205.72 feet to the SE corner of Section 22 a distance of 4,154.73 feet to the point of beginning. EXCEPTING THEREFROM that certain Deed as conveyed to Sheridan Railway & Light Company recorded March 9, 1912 in Book 1, Page 27.

Section 27: N½S½ and the N½ lying easterly of the east right-of-way boundary of Wyoming Secondary Highway 338 (as located in 1961 – now abandoned), excepting therefrom a tract of land located in the NW¼NW¼ of Section 27 described as follows:

Beginning at a point located S 82° 23' 11" W, 4,294.68 feet, from the NE corner of said Section 27, said point also being located on the easterly boundary of a State Highway to Decker; thence S 75° 40' 14" E, 264.25 feet; thence S 11° 26' 44" W, 583.71 feet; thence N 74° 47' 45" W 260.24 feet to said easterly boundary of said State Highway; thence along said State Highway boundary N 11° 1' 40" E, 579.97 feet to the point of beginning. EXCEPTING THEREFROM that certain Deed as conveyed to Sheridan Railway & Light Company recorded March 9, 1912 in Book 1, Page 27. AND EXCEPTING THEREFROM that certain Warranty Deed as conveyed to The State Highway Commission of Wyoming recorded June 16, 1981 in Book 258, Page 240. AND EXCEPTING THEREFROM that certain Warranty Deed as conveyed to The State Highway Commission recorded February 24, 1984 in Book 283, Page 172.

Parcel No. 2925

Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming:

Section 11: W½, S½SE¼

Section 12: NW¼SW¼, S½SW¼

Section 13: ALL EXCEPTING THEREFROM that certain Warranty Deed conveyed to conveyed to Big Horn Coal Company, a Corporation recorded February 23, 1979 Book 238, Page 185.

ALSO EXCEPTING THEREFROM that certain Warranty Deed conveyed to Big Horn Coal Company, a Corporation recorded February 23, 1979 in Book 238, Page 181.

ALSO EXCEPTING THEREFROM that certain Warranty Deed as conveyed to The State Highway Commission of Wyoming recorded June 16, 1981 in Book 258, Page 238.

ALSO EXCEPTING THEREFROM that certain Warranty Deed as conveyed to The Wyoming State Highway Commission of Wyoming as recorded June 16, 1981 in Book 258, Page 240.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to F & M Property Holdings, LLC, a Wyoming limited liability company as contained in the Warranty Deed Recorded May 13, 2020, Recording #2020-758141.

Section 14: N½NW¼, SE¼NW¼, NE¼, N½SE¼, SE¼SE¼ EXCEPTING THEREFROM that certain Warranty Deed conveyed to Michael W. Terry and Susan D. Terry recorded July 18, 1990 in Book 335, Page 354. ALSO EXCEPTING THEREFROM that certain Warranty Deed conveyed to Big Horn Coal Company recorded April 25, 1979 in Book 239, Page 457.

Section 23: All that portion of the N½ of said section lying southerly and easterly of the south right-of-way boundary of Wyoming State Secondary Highway No. 338, as more particularly described as follows:

Beginning on a point on the east line of Section 23 and the south right-of-way line of Wyoming Secondary Highway 338, said point bears S 0° 06' 45" W a distance of 171.87 feet from the NE corner of Section 23; thence S 0° 06' 45" W, along the east line of Section 23, a distance of 2,445.79 feet to the east ¼ corner of Section 23; thence N 88° 49' 01" W, along the east-west center line of Section 23, a distance of 4,454.42 feet to a point on the south and east right-of-way line of Wyoming Secondary Highway 338, said point being on a 2° 03' 14" circular curve to the right; thence along said circular curve, radius of 2,789.79 feet, a distance of 706.11 feet, through a 14° 30' 10" central angle to the point of tangent; thence N 63° 07' E a distance of 4,116.26 feet to the point of a 1° 00' 48" circular curve to the right; thence along said circular curve, radius of 5,654.58 feet, a distance of 226.00 feet, through a 2° 17' 14" central angle, to the point of beginning.

Section 24: ALL

Section 25: NW¼, NW¼NE¼, EXCEPTING THEREFROM that certain Warranty Deed conveyed to the State Highway Commission of Wyoming recorded June 16, 1981 in Book 258, Page 238.

Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming:

Section 19: W½SW¼, NE¼SW¼, SE¼NW¼

EXHIBIT C

Sheridan County Wyoming MapServer

NORTH

Sheridan County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

printed 3/10/2021