

WARRANTY DEED

MARY V. HUTTON, TRUSTEE OF THE MARY VIRGINIA HUTTON TRUST DATED SEPTEMBER 22, 2016; ROBBY BARKER SMITH; AND RUSSELL W. BESSETTE AND TERESA M. BESSETTE, CO-TRUSTEES OF THE BESSETTE FAMILY TRUST DATED FEBRUARY 17, 2015, whose address is PO Box 888, Sheridan, WY 82801 (collectively, "Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to RANCH ACQUISITION, LLC, a Wyoming limited liability company, whose address is 479 Lower Prairie Dog Rd., Sheridan, WY 82801 ("Grantee"), the following described real estate situate in County of Sheridan, State of Wyoming :

See Exhibit "A", attached hereto and by reference incorporated herein.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

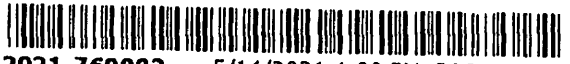
TOGETHER with all water and water rights, ditch and reservoir rights adjudicated thereto.

SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions 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, existing fence lines or encroachments, and subject to building and zoning regulations and city, state and county subdivision laws.

RESERVING unto the Grantor, one-half (1/2) of all oil, gas, coal and other minerals owned by Grantor in and under said real property, together with the right to enter upon said lands for the purpose of exploring for, drilling, mining or removing such minerals, and together with so much of the surface as may be necessary and incidental thereto, but the owner of the surface shall be reasonably compensated for any damage thereto.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 14th day of MAY 2021.



GRANTOR:

Robby Barker Smith
Robby Barker Smith

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 14th day of May 2021, by Robby Barker Smith.

Witness my hand and official seal.

Jennifer Schulerberg
Notary Public

My Commission Expires: Jan. 31, 2024



GRANTOR:

Mary V. Hutton
Mary V. Hutton, Trustee of the Mary Virginia
Hutton Trust dated September 22, 2016

STATE OF Wyoming)
County of Sheridan) ss.

The foregoing instrument was acknowledged before me this 14th day of
May 2021, by Mary V. Hutton, Trustee of the Mary Virginia Hutton
Trust dated September 22, 2016.

Witness my hand and official seal.

Jennifer Schulenberg
Notary Public

My Commission Expires: Jan. 31, 2024





GRANTOR:

Russell W. Bessette

Russell W. Bessette, Co-Trustee of the Bessette
Family Trust dated February 17, 2015

Teresa M. Bessette

Teresa M. Bessette, Co-Trustee of the Bessette
Family Trust dated February 17, 2015

STATE OF Montana)
) ss.
County of Yellowstone)

The foregoing instrument was acknowledged before me this 13th day of
May 2021, by Russell W. Bessette and Teresa M. Bessette, Co-Trustees
of the Bessette Family Trust dated February 17, 2015.

Witness my hand and official seal.

Kari Young
Notary Public

My Commission Expires: 02/01/2022

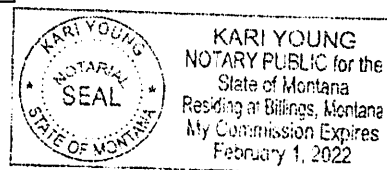


EXHIBIT "A"

Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 18: NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, South 550 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, South 550 feet of the S $\frac{1}{2}$ NE $\frac{1}{4}$, and that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and S $\frac{1}{2}$ SE $\frac{1}{4}$ lying Northwesterly of the Northwesterly right-of-way line of C. B. & Q. Railroad.

Section 19: Those portions of the West half of the West half (W $\frac{1}{2}$ W $\frac{1}{2}$), and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$), lying North and West of the centerline of Wyarno Road, (AKA State Highway 336), also that portion of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), lying North and West of the Northwesterly right-of-way line of said Wyarno Road.

Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 13: S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 14: SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 23: E $\frac{1}{2}$ E $\frac{1}{2}$

EXCEPTING THEREFROM that certain parcel of land conveyed to The State of Wyoming in that certain Warranty Deed recorded May 14, 1959 in Book 121, Page 327.

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in that certain Warranty Deed recorded October 15, 1970 in Book 178, Page 573.

Section 24: N $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$

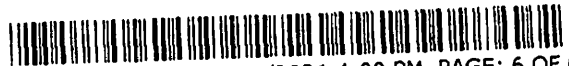
EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in that certain Warranty Deed recorded October 15, 1970 in Book 178, Page 573.

EXCEPTING THEREFROM that certain parcel of land conveyed to The Transportation Commission of Wyoming in that certain Warranty Deed recorded April 11, 1995 in Book 373, Page 145.

Section 25: NW $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING THEREFROM that certain parcel of land conveyed to Leroy L. Scrutchfield in that certain Warranty Deed recorded September 20, 1965 in Book 151, Page 572.

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in that certain Warranty Deed recorded October 15, 1970 in Book 178, Page 573.



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FEES: \$27.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXCEPTING THEREFROM that certain parcel of land conveyed to The Transportation Commission of Wyoming in that certain Warranty Deed recorded April 11, 1995 in Book 373, Page 145.

NO. 2021-769092 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

AFFIDAVIT OF NAME CHANGE

Pursuant to Wyoming Statute § 34-11-101, the undersigned, **Derrick C. Hughes**, after being duly sworn, states as follows:

1. My name is **Derrick C. Hughes**. I am over the age of majority and I have personal knowledge of the matters stated herein.

2. I am the Manager of Wrench Unit, LLC, a Wyoming limited liability company. Wrench Unit, LLC was previously known as Ranch Acquisition, LLC, a Wyoming limited liability company.

3. The name change from Ranch Acquisition, LLC to Wrench Unit, LLC became effective on June 16, 2021, and the Amended and Restated Articles of Organization which embody this change along with the Certificate from the Secretary of State for Wyoming evidencing and accepting this change of name is attached hereto as **Exhibit "A"** and filed for record in Sheridan County, Wyoming.

4. The office of Wrench Unit, LLC is 479 Lower Prairie Dog Road, Sheridan, Wyoming 82801.

5. Ranch Acquisition, LLC acquired lands in Sheridan County, Wyoming by Warranty Deed recorded April 29, 2021, as Document No. 2021-768658, by Warranty Deed recorded May 14, 2021, as Document No. 2021-769091, and by Warranty Deed recorded May 14, 2021, as Document No. 2021-769092.

6. The legal description of the real property subject to the Name Change is attached as **Exhibit "B"**.

Further your affiant sayeth naught.

DATED this 19 day of July, 2021.


DERRICK C. HUGHES, Manager

STATE OF Utah)
COUNTY OF Utah) : ss.

Subscribed, sworn to and acknowledged before me this 19 day of July, 2021, by **Derrick C. Hughes**, Manager of **Wrench Unit, LLC**, a Wyoming limited liability company.

WITNESS my hand and official seal.



Lori Storey
Notarial Officer

My Commission expires: 4-25-2025

Exhibit "A"

WY Secretary of State
FILED: 06/16/2021 03:45 PM
Original ID: 2021-000994619
Amendment ID: 2021-003239233

**AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
WRENCH UNIT, LLC
a Wyoming Limited Liability Company**

Pursuant to Wyoming Statute §17-29-202, the undersigned hereby adopts as the Amended and Restated Articles of Organization of Wrench Unit, LLC the following:

1. The current name of the company is Ranch Acquisition, LLC. The company's initial Articles of Organization were filed with the Wyoming Secretary of State on April 6, 2021.

2. This restatement effectively changes the name of the limited liability company to **Wrench Unit, LLC**.

3. The name of the company's registered agent and the street address of the company's registered office is:

Registered Here, LLC
735 W. 8th
Sheridan, Wyoming 82801

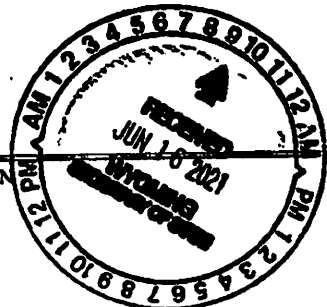
4. The mailing address of the company and the address of its principal office is:


Wrench Unit, LLC
479 Lower Prairie Dog Rd.
Sheridan, Wyoming 82801

Dated this 14th day of June, 2021.


Derrick Hughes

AMENDED AND RESTATED ARTICLES OF ORGANIZATION
WRENCH UNIT, LLC
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FEES: \$46.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING
Office of the Secretary of State

I, EDWARD A. BUCHANAN, Secretary of State of the State of Wyoming, do hereby certify that the filing requirements for the issuance of this certificate have been fulfilled.

CERTIFICATE OF NAME CHANGE

Current Name: Wrench Unit, LLC
Old Name: Ranch Acquisition, LLC

I have affixed hereto the Great Seal of the State of Wyoming and duly executed this official certificate at Cheyenne, Wyoming on this 16th day of June, 2021



Filed Date: 06/16/2021

Edward A. Buchanan
Secretary of State

By: Bailey Johnson

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FEES: \$46.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "B"

Parcel One

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

Section 34: SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ lying East of the West right of way line of Wyoming State Highway 338 and South of the North right of way line of Beatty Gulch Road aka County Road 1231.

Section 35: All of the S $\frac{1}{2}$ lying South of the North line of Beatty Gulch Road aka County Road 1231.

Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 1: W $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ EXCEPTING THEREFROM a tract of land conveyed to R. Verlin Danner and Karen J. Danner, Recorded April 24, 2006 in Book 473, Page 586.

Section 2: All

Section 3: All lying East of the West right of way line of Wyoming State Highway 338; EXCEPTING THEREFROM a tract of land conveyed to Jesse E. Dannels and Gertie J. Dannels, Recorded July 20, 1966 in Book 155 of Deeds, Page 468.

Section 4: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ lying East of the West right of way line of Wyoming State Highway 338.

Section 10: NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ lying east of the East right of way line of BNSF Railroad.

Section 11: All

EXCEPTING THEREFROM that parcel of land conveyed to The Grand Island and Northern Railroad, Recorded September 16, 1982, Book C, Page 546.

Parcel Two

Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 7: S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING THEREFROM that certain parcel of land conveyed to Tony N. Larsen aka Tony Nels Larsen in that certain Warranty Deed recorded December 21, 2018 in Book 578, Page 357.

Section 18: N $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, and all of the S $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$, except for the South 550 feet thereof.

ALSO

A tract of land being a portion of the West half of the Northwest Quarter ($W\frac{1}{2}NW\frac{1}{4}$), of Section 17, and a portion of the Southwest Quarter of the Southwest Quarter ($SW\frac{1}{4}SW\frac{1}{4}$), Section 8, all in Township 56 North, Range 83 West 6th Principal Meridian, Sheridan County, Wyoming, subject tract more particularly described as follows:

Commencing at the Southwest corner said Section 8, said point being the point of beginning; thence $N00^{\circ}05'19''E$, 893.65 feet along the West line of said Section 8, to the South line of a tract of land described by Book 578, Page 357; thence $S68^{\circ}13'30''E$, 161.21 feet along said South line; Thence $N77^{\circ}37'13''E$, 545.50 feet, continuing along said South line; thence $N84^{\circ}47'18''E$, 257.49 feet to the Northwest corner of a tract of land described by Book 532, Page 680; thence $S00^{\circ}25'28''E$, 922.61 feet along the West line of said tract of land described by Book 532, Page 680; thence $S00^{\circ}08'16''E$, 56.82 feet along the Northwest line of a tract of land described by Book 575, Page 509, thence $N89^{\circ}40'28''W$, 298.36 feet along said Northwest line; thence $S29^{\circ}39'08''E$, 511.66 feet along said Northwest line; thence $S66^{\circ}20'49''W$, 248.78 feet along said Northwest line; thence $S32^{\circ}17'30''W$, 268.64 feet continuing along $N53^{\circ}58'23''W$, 287.90 feet along said Northwest line; thence $N84^{\circ}42'28''W$, 189.94 feet along said Northwest line; thence $S50^{\circ}30'03''W$, 132.13 feet along said Northwest line; thence $S00^{\circ}35'15''E$, 215.54 feet; thence $S51^{\circ}16'31''E$, 162.62 feet along said Northwest line; thence $S15^{\circ}37'55''W$, 114.23 feet along said Northwest line; thence $S78^{\circ}36'53''W$, 44.80 feet along said Northwest line; thence $S89^{\circ}25'28''W$, 50.01 feet to the West line of said Section 17; thence $N00^{\circ}34'32''W$, 1108.94 feet along the West line of said Section 17, to the point of beginning.

ALSO

That portion of Section 17, Township 56 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, as described in Book 524, Page 45 and more particularly described as follows:

Beginning at a point in the $W\frac{1}{2}NW\frac{1}{4}$ of said Section 17 where the center line of Wyoming Highway #336 (Wyarno Highway) crosses the West border of said Section 17, thence North along said border a distance of 1730 feet, thence East a distance of 50 feet, thence South a distance of 1730 feet, thence West a distance of 50 feet to the point of beginning.

Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 12: $SW\frac{1}{4}$

Section 13: $N\frac{1}{2}NW\frac{1}{4}$

Parcel Three

Township 56 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 18: NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, South 550 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, South 550 feet of the S $\frac{1}{2}$ NE $\frac{1}{4}$, and that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and S $\frac{1}{2}$ SE $\frac{1}{4}$ lying Northwesterly of the Northwesterly right-of-way line of C. B. & Q. Railroad.

Section 19: Those portions of the West half of the West half (W $\frac{1}{2}$ W $\frac{1}{2}$), and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$), lying North and West of the centerline of Wyarno Road, (AKA State Highway 336), also that portion of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), lying North and West of the Northwesterly right-of-way line of said Wyarno Road.

Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 13: S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 14: SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 23: E $\frac{1}{2}$ E $\frac{1}{2}$

EXCEPTING THEREFROM that certain parcel of land conveyed to The State of Wyoming in that certain Warranty Deed recorded May 14, 1959 in Book 121, Page 327.

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in that certain Warranty Deed recorded October 15, 1970 in Book 178, Page 573.

Section 24: N $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in that certain Warranty Deed recorded October 15, 1970 in Book 178, Page 573.

EXCEPTING THEREFROM that certain parcel of land conveyed to The Transportation Commission of Wyoming in that certain Warranty Deed recorded April 11, 1995 in Book 373, Page 145.

Section 25: NW $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING THEREFROM that certain parcel of land conveyed to Leroy L. Scrutchfield in that certain Warranty Deed recorded September 20, 1965 in Book 151, Page 572.

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in that certain Warranty Deed recorded October 15, 1970 in Book 178, Page 573.

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