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FEES: $15.00 PK TRUSTEE DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

TRUSTEE'S DEED

First Interstate Bank, Successor Trustee of the Ron Scott Living Trust, under agreement dated the 29th day of December, 1976, as amended and restated ("Grantor"), hereby grants and conveys to **Diamond Horse, LLC**, a Wyoming limited liability company, ("Grantee"), whose address is 5950 Canoga Ave., Suite 510, Woodland Hills, California 91367, all right, title and interest in the real estate situate in Sheridan County, Wyoming, and described as follows:

A tract of land situated in the N½NW¼ of Section 14, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the Northwest corner of said Section 14; thence S57°05'17"E, 2021.21 feet to the point of beginning of said tract, said point lying on the Westerly right of way line of Bird Farm Road (aka County Road No. 28) and the Northerly line of a tract of land described in Book 385 of Deeds, Page 76; thence S76°23'34"W, 668.20 feet along said Northerly line to a point, said point being the Northwest corner of said tract described in Book 385 of Deeds, Page 76 and said point lying on the East line of a tract described in Book 97 of Deeds, Page 315; thence N00°27'26"W, 460.89 feet along said East line to a point, said point being the Northeast corner of said tract described in Book 97 of Deeds, Page 315; thence N89°27'34"E, 446.11 feet along the South line of a tract of land described in Book 41 of Deeds, Page 577 to a point, said point lying on said Westerly right of way of Bird Farm Road; thence S33°55'05"E, 371.02 feet, along said Westerly right of way line to the point of beginning.

Together with all improvements thereon and appurtenances thereto, and all water rights appurtenant thereto;

Subject to (i) exceptions and reservations in the patents from the United States; (ii) prior mineral reservations of record; (iii) easements, restrictions and rights-of-way of record, and unrecorded ditch easements, if any; and (iv) discrepancies, conflicts in boundary lines, shortages in area, and encroachments which a correct survey and inspection of the Real Property would disclose.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

To have and to hold unto the Grantee and its successors and assigns.

This instrument is executed by the Trustee solely in its stated fiduciary capacity, and on the condition that it shall have no liability in its individual capacity on any obligation stated or implied herein.

DATED this 7th of July, 2023.

RON SCOTT LIVING TRUST, under agreement dated the 29th day of ~~November~~ December, 1976, as amended and restated

FIRST INTERSTATE BANK
Successor Co-Trustee

By: _____
Kristin Wilkerson
Vice President – Wealth Advisor

By: _____
Kim Smith
Assistant Vice President – Trust Specialist

STATE OF WYOMING)
: ss
COUNTY OF SHERIDAN)

Acknowledged before me this 7th day of July, 2023, by **Kristin Wilkerson, Vice President – Wealth Advisor, and Kim Smith, Assistant Vice President – Trust Specialist, of First Interstate Bank**, Successor Trustee, of the Ron Scott Living Trust under agreement dated the 29th day of December, as amdended and restated.

WITNESS my hand and official seal.

_____
Notarial Officer

My Commission expires: 3/30/2029

DAVID AHRENS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 168313
MY COMMISSION EXPIRES: 03/30/2029

NO. 2023-786551 TRUSTEE DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801