



WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **John E. Rice & Sons, Inc.**, a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants unto **Northern Wyoming Community College District, a community college district**, whose address is 1 Whitney Way, Sheridan, WY 82801 (referred to herein as "Grantee"), the following described real property 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:

See Exhibit A.

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 2025, 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 14th day of NOVEMBER, 2025.

Grantor:

John E. Rice & Sons, Inc., a Wyoming corporation


By: TROY CASERTA

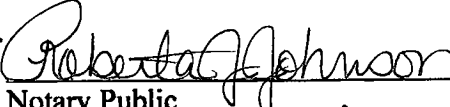
Title: TREASURER

STATE OF Wyoming)
: ss.

COUNTY OF Albany)

The foregoing instrument was acknowledged before me this 14th day of November, 2025, by Troy Caserta, Treasurer of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.


Notary Public
My commission expires: Apr. 5, 2026

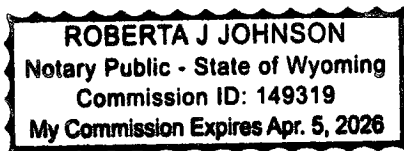




Exhibit A

The Land referred to herein below is situated in the County of Sheridan, State of Wyoming, and is described as follows:

A TRACT OF LAND LOCATED IN THE WEST 1/2 SOUTHWEST 1/4 SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWEST CORNER OF SAID SECTION 9, BEING MILITARY MONUMENT NO. 8, THENCE NORTH 00°33'59" WEST, A DISTANCE OF 1730.63 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF YELLOWTAIL DRIVE; THENCE WITH SAID RIGHT OF WAY, WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 436.87 FEET, A RADIUS OF 2440.00 FEET, A CHORD BEARING OF NORTH 84°51'53" EAST, A CHORD LENGTH OF 436.29 FEET; THENCE CONTINUING WITH SAID RIGHT OF WAY, NORTH 89°59'38" EAST, A DISTANCE OF 470.93 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, SOUTH A DISTANCE OF 1764.27 FEET TO A POINT; THENCE SOUTH 89°39'11" WEST, A DISTANCE OF 888.37 FEET TO THE POINT OF **BEGINNING**.

AND

A TRACT OF LAND LOCATED IN A PART OF THE EAST 1/2 SOUTHWEST 1/4 SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING, BEING PART OF THE PARCEL SHOWN AS "PARCEL 5" ON THE WRENCH RANCH PROPERTIES MASTER PLAN - PHASE II, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9, SAID POINT BEING S89°39'21"W, A DISTANCE OF 2668.42 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE N27°46'01"W, A DISTANCE OF 351.54 FEET TO A POINT; THENCE N10°19'11"W, A DISTANCE OF 276.52 FEET TO A POINT; THENCE N53°54'24"W, A DISTANCE OF 182.48 FEET TO A POINT; THENCE S87°45'07"W, A DISTANCE OF 303.09 FEET TO A POINT; THENCE N25°38'04"E, A DISTANCE OF 219.07 FEET TO A POINT; THENCE N57°54'57"W, A DISTANCE OF 636.59 FEET TO A POINT; THENCE N07°02'37"W, A DISTANCE OF 192.41 FEET TO A POINT; THENCE N45°05'58"E, A DISTANCE OF 174.27 FEET TO A POINT; THENCE N76°21'40"E, A DISTANCE OF 216.72 FEET TO A POINT; THENCE N00°17'33"W, A DISTANCE OF 137.72 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF YELLOWTAIL DRIVE; THENCE ALONG SAID RIGHT OF WAY WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 112.68 FEET, A RADIUS OF 940.00 FEET, A CHORD BEARING OF S70°36'04"E, A CHORD LENGTH OF 112.61 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY S67°10'02"E, A DISTANCE OF 192.47 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY S22°29'01"W, A DISTANCE OF 470.21 FEET TO A POINT; THENCE S53°45'09"E, A DISTANCE OF 855.07 FEET TO A POINT; THENCE S00°26'17"E, A DISTANCE OF 665.04 FEET TO THE POINT OF **BEGINNING**.

NO. 2025-803728 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801