

WARRANTY DEED

Pilch Ranch, LLC, a Wyoming limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and warrants to **Ward Ranch, LLC**, a Wyoming limited liability company ("Ward"), and **RW Ranch, LLC**, a Montana limited liability company ("RW"), as tenants in common, all right, title, and interest, including after-acquired title, in the following described real estate, situate in the County of Sheridan, State of Wyoming, with **Ward** owning an undivided 76.40% interest and **RW** owing an undivided 23.60% interest, to-wit:

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

Section 2: *All excepting therefrom any lands lying within the right-of-way for the railroad passing through Section 10.*

Section 3: Lots 1, 2, 3 and 4, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, *excepting therefrom any lands lying within the right-of-way for the railroad passing through Section 3.*

Section 4: Lots 1, 2, and 3, S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$ and all that part of Lot 4 lying south and east of the Beatty Gulch Road.

Section 5: A tract of land lying East and South of the Beatty Gulch Road, situated in the SE $\frac{1}{4}$ and the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 5, Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which is 1160 feet South from the NE corner of said Section 5 (which said point is also located in the center of the Beatty Gulch Road) thence South 55°50' West 230 feet; thence South 32°20' West 147 feet; thence South 39°45' West 285 feet; thence South 50°30' West 935 feet; thence South 30°20' West 170 feet; thence South 13°00' West 445 feet; thence South 5°00' West 2650 feet to a point, which point is located on the South line of said Section 5; thence East along the South line of Section 5 to the SE corner of said Section 5; thence North along the East boundary line of Section 5 to a point which is South 1160 feet from the NE corner of said Section 5, said point being the point of beginning *excepting therefrom* that land conveyed in Quit Claim Deed from Pilch Ranch LLC to Titus R. Shelby and Emily F. Shelby, husband and wife, recorded April 13, 2011 in

Book 524, Page 408.

Section 10: E $\frac{1}{2}$ W $\frac{1}{2}$ *excepting therefrom* that land lying in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ described on page 422 of that document recorded January 10, 1986 in Book 298, Page 419 (which page 422 is a Warranty Deed from Anna Pilch, Trustee under Trust Agreement dated July 23, 1985 to Shell Mining Company, a subsidiary of Shell Oil Company), more particularly described as follows:

Commencing at the Southwest corner of Section 10, Township 57 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming being marked with a brass cap stamped "9 10 T57N, R83W, LS537",
15 16

said brass cap having modified coordinates Y=347,844.39, X=2682,729.23; thence Easterly along the South line of said Section 10, North 89°10'40" East, a distance of 1343.49 feet to the point of beginning, which is the South one-sixteenth corner of the SW $\frac{1}{4}$ of said Section 10; thence Northerly along the West line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 10, North 01°06'16" West, a distance of 28.32 feet, passing the railroad centerline at station 47+32.94, a total distance of 139.98 feet to a point for corner; thence South 61°21'31" East, a distance of 284.59 feet to a point for corner in the aforementioned South line of said Section 10; thence Westerly along said South line of Section 10, South 89°10'40" West, a distance of 181.91 feet passing the railroad centerline at station 46+61.74, a total distance of 247.09 feet to the point of beginning.

All bearings and coordinates herein are referenced to a modified Montana State Plane Coordinate System, South Zone. The coordinates are modified from Shell Mining Company monument "PP50" (brass cap) having state plane coordinate values of Y=378,473.68, X=2,631,415.67.

Excepting therefrom any lands lying within the right-of-way for the railroad passing through said Section 10.

Section 11: NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ and a tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ SW $\frac{1}{4}$ described as follows:
Beginning at the North quarter corner of said Section 11; thence South 00°36' West, 1348.8 feet to the Southeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11; thence South 45°12' West, 1885.8 feet to the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11; thence South 00°41'24" West, 2458 feet along the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$; thence North 87°59'24" West, 58 feet; thence North 00°45'59" East, 2467.9 feet, thence North 42°23'21" East, 1982.7 feet, thence North 01°01'58" West, 640.7 feet; thence North 44°30'04" West, 865.7 feet more or less to the North line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11; thence South 88°44'03" East, 550 feet more or less to the point of beginning.

AND

The Southeasterly half of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 11, Township 57 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming; said tract being also described as follows: Beginning at the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11, thence East to the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, thence North to the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 11, thence Southwesterly in a direct line to the point of beginning.

Excepting therefrom a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ described as Parcel 1 in Quitclaim Deed from Joseph S. Pilch and Anna Pilch, husband and wife, to Richard A. Mader and Ena Mader, husband and wife, recorded November 7, 1977 in Book 225, Page 268.

Section 14: NW $\frac{1}{4}$ NE $\frac{1}{4}$ and a tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ described as follows: Beginning at the Northeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 89°24'54" West, 201 feet; thence South 52°42'06" East, 216 feet more or less to a point on the East line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence northerly 107 feet more or less to the point of beginning.

Excepting therefrom Parcel 3 in Quitclaim Deed from Joseph S. Pilch and Anna Pilch, husband and wife, to Richard A. Mader and Ena Mader, husband and wife, recorded November 7, 1977 in Book 225, Page 268.

Section 15: NW $\frac{1}{4}$ NE $\frac{1}{4}$ and a parcel of land lying in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 15, more particularly described as follows:
Beginning at the North one-quarter corner of said Section 15, the true point of beginning; thence South 00°57'41" East along the east line of the NW $\frac{1}{4}$ of said Section 15, a distance of 1320.22 feet to the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 15 (sometimes erroneously shown as Section 14); thence North 89°26'41" West along the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 15, a distance of 40.32 feet to a point on the east right of way line of the Decker Coal Area Railroad Spur, 50 feet right of centerline station 320+31.16; thence North 01°52'01" West along said right of way line, a distance of 1217.12 feet to a point 50 feet right of the centerline of Station 332+43.35; thence North 01°36'05" West along said right of way line, a distance of 100.79 feet to a point 50 feet right of centerline station 333+45.09; thence North 00°38'32" West along said right of way line, a distance of 3.20 feet to a point on the North line of said Section 15 and 50 feet right of centerline Station 333+51.80; thence South 89°15'54" East (sometimes erroneously shown as 89°15'54" East) along said North line of Section 15, a distance of 60.68 feet to the true point of beginning.

Excepting therefrom any lands lying within the right-of-way for the

railroad passing through said Section 15.

In Township 58 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming:

Section 33: S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 34: SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 35: S $\frac{1}{2}$ ***excepting therefrom any lands lying within the right-of-way for the railroad passing through said Section 35.***

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.

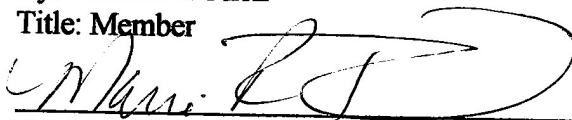
RESERVING, however, to the Grantor, its successors and/or assigns, all of Grantor's right, title and interest, in and to any and all oil, gas and minerals, appurtenant to or located on or under the above described property owned by the Grantor.

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

DATED this 2nd day of November, 2021.

Pilch Ranch, LLC

By: Edward S. Pilch
Title: Member



By: Marci R. Timm
Title: Member



By: Jeff Joe Pilch
Title: Member

By: Marilyn Pilch Wolter
Title: Member

railroad passing through said Section 15.

In Township 58 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming:

Section 33: S $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 34: SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 35: S $\frac{1}{2}$ ***excepting therefrom any lands lying within the right-of-way for the railroad passing through said Section 35.***

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.

RESERVING, however, to the Grantor, its successors and/or assigns, all of Grantor's right, title and interest, in and to any and all oil, gas and minerals, appurtenant to or located on or under the above described property owned by the Grantor.

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

DATED this 2nd day of November, 2021.

Pilch Ranch, LLC

Edward S. Pilch

By: Edward S. Pilch

Title: Member

By: Marci R. Timm

Title: Member

By: Jeff Joe Pilch

Title: Member

Marilyn Pilch Wolter

By: Marilyn Pilch Wolter

Title: Member



STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this ____ day of _____,
2021, by Edward S. Pilch.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 1st day of NOVEMBER,
2021, by Marci R. Timm.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 10/29/23.

STATE OF CO)
) ss.
County of WELD)

The foregoing instrument was acknowledged before me this 29 day of October,
2021, by Jeff Joe Pilch.

WITNESS my hand and official seal.

JOEL TRIBELHORN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984025730
MY COMMISSION EXPIRES SEPTEMBER 28, 2022



Notary Public


My Commission Expires: 9-28-22.



STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 2nd day of November, 2021, by Edward S. Pilch.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 5-13-22.



STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Marci R. Timm.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Jeff Joe Pilch.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____.



STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 2nd day of November, 2021, by Marilyn Pilch Wolter.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 5-13-22

