

SHERIDAN COUNTY, WYOMING

State of Wyoming, }
County of Sheridan } ss.

On this 29 day of October, 1937, before me personally appeared Aida P. Wilson and J. W. Wilson, Jr. to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal the day and year in this certificate first above written.

Thelma Hotchkiss

Notary Public.

(S E A L)

My commission expires Mar. 16, 1938

RIGHT OF WAY DEED

STELLA M. GIVEN, ET AL

TO

LITTLE GOOSE UTILITIES CORP.

FILED 4/15 P. M.

MARCH 22, 1938

NO. 204920

RIGHT-OF-WAY-DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, and other valuable consideration, Martha C. Benton, a widow, Stella M. Given and Fred Given, husband and wife, and Leroy A. Benton, a single man, all of Sheridan County, Wyoming, (hereinafter called the Grantors) do hereby grant and convey to Little Goose

Utilities Corporation, a corporation, and to its successors and assigns, (hereinafter called the Company) the right, privilege and easement, in perpetuity, to construct, operate and maintain an electric line for heat, power and light, including the necessary poles, wires and fixtures, upon, over and across the following described real estate in Sheridan County, Wyoming, to-wit:

A strip of land 15 feet in width situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 14, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 15, all in Tp. 54 N. R. 85 W. of the 6th P. M.; said strip of land being 7 $\frac{1}{2}$ feet each side of the following described center line:

"Beginning at a point 7 $\frac{1}{2}$ feet south of the northeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 14; thence N 89° 54' W parallel to the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 14; 3324 feet; thence N 65° 30' W 3543 feet; thence N 55° 52' W, 354 feet more or less to a point on the north and south center line of said Section 15". containing 2.5 acres more or less.

The Grantors also grant to the Company the right of ingress, egress, or regress, to, over, and upon the lands above described for the purpose of constructing, operating, repairing, and maintaining the said electric line; also to trim any trees along said electric line so as to keep the wires thereof cleared for a distance of at least thirty-six inches; and also to erect and maintain necessary guy and brace poles, and anchors, along, or adjacent to, said right of way, and to attach thereto the necessary guy wires.

As respects the easement herein granted, the Grantors hereby release and waive all rights under and by virtue of the homestead laws of Wyoming.

Witness our hands this 29 day of October, 1937.

Signed in the presence of:

J. W. Wilson, Jr.

Stella M. Given

Martha C. Benton

Leroy A. Benton

WARRANTY DEED RECORD NO. 43

State of Wyoming, }
County of Sheridan. } ss.

On this 29 day of October, 1937, before me personally appeared Martha C. Benton, a widow, Stella M. Given and Fred Given, husband and wife, and Leroy A. Benton, a single man, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead, and said wife having been by me first fully apprised of her right and the effect of signing and acknowledging the said instrument.

Given under my hand and Notarial seal the day and year in this certificate first above written.

Thelma Hotchkiss

Notary Public

(S E A L)

My commission expires Mar. 16, 1938

RIGHT OF WAY DEED

AMY MONCREIFFE

TO

LITTLE GOOSE UTILITIES CORP.

FILED 4/15 P. M.

MARCH 22, 1938

NO. 204921

RIGHT-OF-WAY-DEED

FOR AND IN CONSIDERATION of the sum of One

Dollars, and other valuable consideration, Amy Moncreiffe, of Sheridan County, Wyoming (Hereinafter called the Grantor) does hereby grant and convey to Little Goose Utilities Corporation, a corporation, and to its successors and assigns, (hereinafter

called the Company) the right, privilege and easement, in perpetuity, to construct, operate and maintain an electric line for heat, power and light, including the necessary poles, wires and fixtures, upon, over and across the following described real estate in Sheridan County, Wyoming, to-wit:

A strip of land 15 feet in width situated in SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 14, and W $\frac{1}{2}$ SW $\frac{1}{4}$ of Sec. 13, all in Tp. 54 N. R. 85 W. of the 6th P. M., said strip of land being 7 $\frac{1}{2}$ feet each side of the following described center line;

"Beginning at a point 7 $\frac{1}{2}$ feet south of the northwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 14; thence S 89° 54' E, parallel to the north line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 14, 1577 feet; thence N 76° 55' E, 683 feet; thence S 89° 00' E, 400 feet more or less to a point on the east line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ of Sec. 13," said strip of land containing .92 acres more or less.

The Grantor also grants to the Company the right of ingress, egress, or regress, to, over, and upon the lands above described for the purpose of constructing, operating, repairing, and maintaining the said electric line; also to trim any trees along said electric line so as to keep the wires thereof cleared for a distance of at least thirty-six inches; and also to erect and maintain necessary guy and brace poles, and anchors, along, or adjacent to, said right of way, and to attach thereto the necessary guy wires.

As respects the easement herein granted, the Grantor hereby releases and waives all rights under and by virtue of the homestead laws of Wyoming.

Witness my hand this 26 day of October, 1937.

Signed in the presence of:

Amy Moncreiffe

Edward S. Moore, Jr.

RECORDED NOVEMBER 17, 1997 BK 389 PG 185 NO 270756 RONALD L. DAILEY, COUNTY CLERK
CORRECTED

RIGHT-OF-WAY EASEMENT

RECORDED DECEMBER 15, 1997 BK 389 PG 516 NO 272820 RONALD L. DAILEY, COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS that GARBER AGRI-BUSINESS, INC., a Wyoming corporation, ("Grantor") does hereby convey and grant unto DONALD R. CARROLL and PHYLLIS ELAINE CARROLL, husband and wife, GERALD L. CARROLL, Trustee of the Gerald L. Carroll Trust dated January 9, 1997, and ROGER L. COX and LILAS M. COX, husband and wife, ("Grantees") of P.O. Box 7377, Sheridan, WY 82801, and to their successors and assigns, forever, a non-exclusive easement and right-of-way across lands of the Grantor, said easement being more particularly described on Exhibit "A" attached hereto.

This easement is granted for the purposes of allowing the Grantees ingress and egress to the Grantees' lands more fully described as follows:

Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming
Section 22: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$

The Grantees shall have the right to construct and maintain a roadway over said easement.

The above described easement shall be for the purpose of ingress and egress to the lands of the Grantees as described above and said easement, subject to the terms and provisions provided herein, shall be a covenant running with the lands described herein and shall be binding upon the heirs, successors and assigns with regard to said lands.

DATED this 17th day of November, 1997.

Garber Agri-Business, Inc.

By: Victor Garber
Victor Garber, President

STATE OF WYOMING)
County of Sheridan)

The foregoing was acknowledged before me this 17th day of November, 1997 by Victor Garber, President of Garber Agri-Business, Inc., who represented to me he was duly authorized to execute the foregoing.

Witness my hand and official seal.

[Signature]

Notary Public

My Commission Expires: 5-13-98

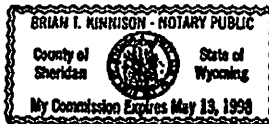


EXHIBIT "A"**To Right-of-Way Easement**

An access easement sixty (60) feet wide, being thirty (30) feet each side of the following described centerline situated in the E $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, and E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N78°09'28"W, 1231.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, SAID POINT LYING ON THE CENTERLINE OF THE RED GRADE COUNTY ROAD; THENCE N48°44'37"W, 48.14 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N13°38'18"W, 63.79 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N00°28'55"W, 796.28 FEET ALONG SAID CENTERLINE TO A POINT, SAID POINT BEING THIRTY (30) FEET EAST OF OF THE WEST LINE OF SAID E $\frac{1}{4}$ 2SE $\frac{1}{4}$; THENCE, THIRTY (30) FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE E $\frac{1}{4}$ 2SE $\frac{1}{4}$, N00°57'08"E, 249.55 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N09°00'25"W, 254.68 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N21°40'17"W, 48.43 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N39°50'34"W, 51.18 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N72°54'29"W, 29.34 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S87°44'33"W, 56.33 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S75°55'28"W, 209.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S83°21'58"W, 79.53 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°04'33"W, 74.56 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S48°43'07"W, 63.75 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N70°30'48"W, 61.23 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N31°53'25"W, 99.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N74°39'28"W, 87.70 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S75°21'54"W, 208.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S51°17'14"W, 292.03 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S68°17'44"W, APPROXIMATELY 206.15 FEET ALONG SAID CENTERLINE TO THE EAST BOUNDARY LINE OF THE S $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 54 NORTH, RANGE 85 WEST, SHERIDAN COUNTY, WYOMING

RECORDED NOVEMBER 17, 1997 BK 389 PG 185 NO 270756 RONALD L. DAILEY, COUNTY CLERK

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS that GARBER AGRI-BUSINESS, INC., a Wyoming corporation, ("Grantor") does hereby convey and grant unto DONALD R. CARROLL and PHYLLIS ELAINE CARROLL, husband and wife, GERALD L. CARROLL, Trustee of the Gerald L. Carroll Trust dated January 9, 1997, and ROGER L. COX and LILAS M. COX, husband and wife, ("Grantees") of P.O. Box 7377, Sheridan, WY 82801, and to their successors and assigns, forever, a non-exclusive easement and right-of-way across lands of the Grantor, said easement being more particularly described on Exhibit "A" attached hereto.

This easement is granted for the purposes of allowing the Grantees ingress and egress to the Grantees' lands more fully described as follows:

Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming
Section 22: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$

The Grantees shall have the right to construct and maintain a roadway over said easement.

The above described easement shall be for the purpose of ingress and egress to the lands of the Grantees as described above and said easement, subject to the terms and provisions provided herein, shall be a covenant running with the lands described herein and shall be binding upon the heirs, successors and assigns with regard to said lands.

DATED this 17th day of November, 1997.

186

Garber Agri-Business, Inc.

By: Victor Garber
Victor Garber, President

STATE OF WYOMING)

County of Sheridan)

The foregoing was acknowledged before me this 17th day of November, 1997 by Victor Garber, President of Garber Agri-Business, Inc., who represented to me he was duly authorized to execute the foregoing.

Witness my hand and official seal.

[Signature]

Notary Public

My Commission Expires: 5-13-98

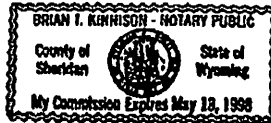


EXHIBIT "A"

To Right-of-Way Easement

An access easement sixty (60) feet wide, being thirty (30) feet each side of the following described centerline situated in the E $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, and E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N78°09'28"W, 1231.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, SAID POINT LYING ON THE CENTERLINE OF THE RED GRADE COUNTY ROAD; THENCE N48°44'37"W, 48.14 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N13°58'16"W, 63.79 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N00°20'55"W, 708.28 FEET ALONG SAID CENTERLINE TO A POINT, SAID POINT BEING THIRTY (30) FEET EAST OF OF THE WEST LINE OF SAID E $\frac{1}{2}$ SE $\frac{1}{4}$; THENCE, THIRTY (30) FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE E $\frac{1}{2}$ SE $\frac{1}{4}$, N00°57'06"E, 249.55 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N09°00'25"W, 254.68 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N21°40'17"W, 48.43 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N39°50'34"W, 51.18 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N72°54'29"W, 29.34 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S87°44'33"W, 56.33 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S75°55'28"W, 209.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S63°21'58"W, 79.53 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°04'33"W, 74.56 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S48°43'07"W, 63.75 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N70°30'48"W, 61.23 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N31°53'25"W, 99.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N74°39'26"W, 87.70 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S75°21'54"W, 208.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S51°17'14"W, 292.03 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S68°17'44"W, APPROXIMATELY 206.15 FEET ALONG SAID CENTERLINE TO THE EAST BOUNDARY LINE OF THE S $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 54 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING

RECORDED AUGUST 14, 1986 BK 304 PG 522 NO. 964614 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

VICTOR GARBER and PHYLLIS M. GARBER, a/k/a Phyllis Miller Garber, husband and wife, Grantors, of Sheridan County, and State of Wyoming, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00), in hand paid, receipt whereof is hereby acknowledge, CONVEY AND WARRANT to GARBER AGRI-BUSINESS, INC., Grantee, whose address is Big Horn, Wyoming 82833, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Township 54 North, Range 84 West, 6th P.M.

Section 2: Lots 3, 4, S $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 3: E $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$
 Sections 2
 and 3: All of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2 and
 the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, except
 the following tract of land:

Beginning at a point which is located West 225 feet, more or less, from the Southeast corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 2; thence West, along the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 2 and the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 3 to the Southwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 3, said point being located in the center of a County Road; thence N. 0°53' W. a distance of 184 feet to a point in the center of said County Road; thence leaving said County Road, along the following bearings and distances:

N. 60°47' E. a distance of 940 feet;
 S. 83°38' E. a distance of 320 feet;
 S. 69°38' E. a distance of 313 feet;
 N. 65°37' E. a distance of 316 feet;
 S. 82°08' E. a distance of 113 feet;
 S. 70°43' E. a distance of 192 feet;
 S. 66°28' E. a distance of 349 feet;
 N. 89°57' E. a distance of 146 feet;
 S. 3°53' W. a distance of 384 feet;

more or less, to the point of beginning
 (said tract containing 27.6 acres, more
 or less)

EXCEPTING THEREFROM the following described tract of land:

That portion of the East 1/2 of the Southeast 1/4 of Section 3, T54N, R84W, more particularly described as follows:

Beginning at a point located N 0°33'21" W 1502 feet from the southwest corner of the SE 1/4 SE 1/4 of Section 3. (Which is the intersection of the McCormack-Kruse Creek Road and the Paynes Ranch Road).

Thence N 60°47'00" E 562.55 feet to a point.

Thence S 89°22'30" W 493.62 feet to a point. Said point being the center-line of the McCormack-Kruse Creek Road. Said point being monumented with a 5/8" rebar with a plastic cap labeled R.L.S. 2333. Said monument being located 21 feet back along said line.

Thence S 0°33'21" E 269.21 feet to the point of beginning.

Township 54 North, Range 85 West, 6th P.M.

Section 15: E $\frac{1}{2}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 10: SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 11: N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 13: SW $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 14: S $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$
 Section 22: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, and that part of the E $\frac{1}{2}$ SE $\frac{1}{4}$ lying North of the Red Grade Road (State Highway No. 335) excepting that tract of land described as follows:

A tract of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$, all in Section 22, Township 54 North, Range 85 West of the 6th P.M., more particularly described as follows:

The South 500 ft. of the West 350 ft. of the NE $\frac{1}{4}$ SE $\frac{1}{4}$; that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying south of a line described as follows:

Beginning at a point on the east line of said NW of the SE, 500 ft. north of the "SE" corner; thence westerly 860 ft. parallel to the south line of said NW of the SE; thence southwesterly to a point which lies on the west line of said NW of the SE and 145 ft. north of the SW corner of said NW of the SE;

That portion of the NE of the SW lying south and east of a line described as follows:

Beginning at a point on the east line of said NE of the SW 145 ft. north of the SE corner of said NE of the SW; thence southwesterly to a point on the south line of said NE of the SW 160 ft. west of the "SE" corner of said NE of the SW and;

That portion of the SE and the SW lying south of a line described as follows:

Beginning at a point on the north line of said SE of the SW 160 ft. west of the NE corner of said SE of the SW; thence southwesterly to a point on the west line of said SE of the SW 817 ft. north of the SW corner of said SE of the SW.

Said tract containing 51 acres, more or less.

Section 23: N $\frac{1}{2}$ N $\frac{1}{2}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$; that part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying North of the Red Grade Road (State Highway No. 335); SW $\frac{1}{4}$ NE $\frac{1}{4}$, less the following described tract of land:

A tract of land lying in the North half of said Section 23 described as follows:

Beginning at a point on the North right-of-way of Red Grade Road (State Highway No. 335), said point lying N.88°23'02"W., 1368.29 feet from the East 1/4 corner of Section 23 (said 1/4 corner being a brass cap set by L.S. 258); thence S.89°26'29"W., 1029.16 feet along said North right-of-way to the beginning of a curve to the left; thence through said curve having a radius of 5762.58 feet, a central angle of 03°12'44" and a chord bearing S.87°58'01"W., 323.02 feet along said North right-of-way; thence N.07°52'30"W., 161.25 feet to a point; thence N.39°36'32"E., 484.54 feet to a point; thence N.44°23'31"E., 727.42 feet to a point; thence N.62°49'50"E., 598.33 feet to a point; thence S.01°03'02"E., 1304.77 feet to the point of beginning.

Said tract containing 26.14 acres, more or less.

That part of the N½SW¼, SE½NW¼ and NW½SE¼ lying North of the Red Grade Road (State Highway No. 335).

Subject to all and including all rights-of-way and easements of record.

Together with all water, water rights, ditch and ditch rights appertaining to said land.

Subject to that Mortgage executed by Grantors in favor of The Prudential Insurance Company of America, dated December 29, 1971 and recorded on December 30, 1971 in Book 130 of Mortgages, Page 485, in the Office of the County Clerk of Sheridan County, Wyoming. This Mortgage was given to secure the principal amount of \$180,000.00.

Subject to that Mortgage executed by Grantors in favor of First National Bank of Sheridan, Wyoming, dated December 6, 1984 and recorded on February 25, 1985 in Book 230 of Mortgages, Page 105, in the Office of the County Clerk of Sheridan County, Wyoming. This Mortgage was given to secure the principal amount of \$300,000.00.

WITNESS our hands this 14th day of Aug., 1986.

Victor Garber
Victor Garber

Phyllis M. Garber
Phyllis M. Garber, a/k/a Phyllis Miller Garber

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by VICTOR GARBER and PHYLLIS M. GARBER, a/k/a Phyllis Miller Garber, husband and wife, this 14th day of Aug., 1986.

Witness my hand and official seal.

Patricia R. Robinson
Notary Public

My Commission expires: Jan. 17, 1990

RECORDED JULY 11, 1996 BK 380 PG 544 NO 231785 RONALD L. DAILEY, COUNTY CLERK
WARRANTY DEED

VICTOR GARBER and PHYLLIS MILLER GARBER, husband and wife, of Sheridan County, Wyoming, Grantors, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, hereby convey and warrant to **GARBER AGRI-BUSINESS, INC.**, a Wyoming Corporation, P.O. Box 310, Big Horn, Wyoming 82833, Grantee, the following described real estate, located in Sheridan County, Wyoming, to-wit:

Township 54 N, Range 85 West, 6th P.M., Sheridan County, Wyoming, Section 14: SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$

Subject to all easements, rights of way and encumbrances of record.

EXCEPTING a parcel of land described as:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Commencing at the Southwest corner of said Section 14; thence N34°24'53"E, 2320.21 feet to the point of beginning of the herein described tract, said point lying on a fence line; thence N00°26'30"W, 1200.00 feet along said fence line to a point; thence S89°33'30"W, 800.00 feet to a point; thence S00°26'30"E, 1200.00 feet to a point; thence N89°33'30"E, 800.00 feet to the point of beginning.

Said tract contains 22.039 acres of land more or less.

Together with all improvements, appurtenances, water rights and ditch rights appertaining.

Given under our hands this 9th day of July, 1996.

Victor Garber
 VICTOR GARBER

Phyllis Miller Garber
 PHYLLIS MILLER GARBER

STATE OF WYOMING)
) ss.
 County of Sheridan)

Subscribed and sworn to before me this 9th day of July, 1996, by Victor Garber.

Witness my hand and official seal.



Lela J. Chapman
 NOTARY PUBLIC

My commission expires: November 5, 1997

STATE OF WYOMING)
) ss.
County of Sheridan)

Subscribed and sworn to before me this 9th day of July,
1996, by Phyllis Miller Garber.

Witness my hand and official seal.



Seth J. Chapman
NOTARY PUBLIC

My commission expires: November 3, 1997

WARRANTY DEED

ROGER L. COX and LILAS M. COX, husband and wife, GERALD L. CARROLL and NATALIE A. CARROLL, husband and wife, and DONALD R. CARROLL AND PHYLLIS ELAINE CARROLL, husband and wife, of Sheridan County, Wyoming, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND WARRANT to GARBER AGRI-BUSINESS, INC., a Wyoming Corporation, of Sheridan, Wyoming, Grantee, the following-described real estate:

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ all in Section 22, T54N/R85W, more particularly described as follows: The West 350 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North of Red Grade Road.

Also the South 500 feet of the West 350 feet of the NE $\frac{1}{4}$ SE $\frac{1}{4}$.

Also that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, lying South of a line described as follows: Beginning at a point on the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, 500 feet North of the "SE" corner; thence Westerly 860 feet parallel to the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence Southwesterly to a point which lies on the West line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ and 145 feet North of the Southwest corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$.

Also that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying South and east of a line described as follows: Beginning at point on the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ 145 feet North of the southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence Southwesterly to a point on the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ 160 feet West of the "SE" corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$.

Also that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying South of a line described as follows: Beginning at a point on the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ 160 feet West of the Northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence Southwesterly to a point on the West line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ 817 feet North of the southwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$.

Together with all buildings, improvements and fixtures situate thereon.

Subject to all exceptions, reservations, rights of way and easements of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state.

DATED effective this 11th day of March, 1994.

My commission expires: June 25, 1995

Notary Public

WITNESS my hand and official seal.

The foregoing instrument was acknowledged before me this 11th day of March, 1994, by LILAS M. COX.

STATE OF WYOMING)
COUNTY OF Sheridan)
ss.

My commission expires: June 25, 1995

Notary Public

WITNESS my hand and official seal.

The foregoing instrument was acknowledged before me this 11th day of March, 1994, by ROGER L. COX.

STATE OF WYOMING)
COUNTY OF Sheridan)
ss.

Phyllis Elaine Carroll

Donald R. Carroll

Natalie A. Carroll

Gerald L. Carroll

Lilas M. Cox

Roger L. Cox

STATE OF WYOMING)
COUNTY OF Sheridan) ss.

The foregoing instrument was acknowledged before me this
11th day of March, 1994, by GERALD L. CARROLL.

WITNESS my hand and official seal.



[Signature]
Notary Public

My commission expires: June 25, 1995

STATE OF WYOMING)
COUNTY OF Sheridan) ss.

The foregoing instrument was acknowledged before me this
11th day of March, 1994, by NATALIE A. CARROLL.

WITNESS my hand and official seal.



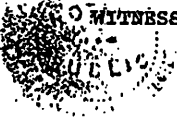
[Signature]
Notary Public

My commission expires: June 25, 1995

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this
11th day of March, 1994, by DONALD R. CARROLL.

WITNESS my hand and official seal.



[Signature]
Notary Public

My commission expires: June 25, 1995

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this
11th day of March, 1994, by PHYLLIS ELAINE CARROLL.

WITNESS my hand and official seal.



[Signature]
Notary Public

My commission expires: June 25, 1995

QUITCLAIM DEED

Joseph Schuchert and Karalyn R. Schuchert, Trustees of the Joseph and Karalyn Schuchert Revocable Trust, under agreement dated the 26th day of July, 1996, as amended and restated, 1949 Sugarland Drive, No. 250, Sheridan, Wyoming 82801, Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, do hereby convey and quitclaim unto Garber Agri-Business, Inc., a Wyoming corporation, whose address is P.O. Box 310, Big Horn, Wyoming 82833, Grantee, and its successors and assigns, forever, all such right, title and interest as Grantors have or ought to have, in or to all the following real estate situate in County of Sheridan, State of Wyoming:

See Exhibits A and B, attached,

Together with all improvements thereon and all appurtenances thereto; including all appurtenant water rights; subject to reservations, easements, covenants, and restrictions and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records.

This deed is executed as part of a mutually-agreed boundary adjustment along the boundary of adjacent parcels of property, and the parcel conveyed is merged with other land owned by the Grantee in compliance with Section 18-5-303(a) of the Wyoming Statutes. No new parcel is created.

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

DATED this 7th day of January, 2010.

Joseph and Karalyn Schuchert Revocable Trust,
under agreement dated the 26th day of
July, 1996, as amended and restated

By: Joseph Schuchert
Joseph Schuchert, Trustee

By: Karalyn R. Schuchert
Karalyn R. Schuchert, Trustee

TRUST ACKNOWLEDGMENT

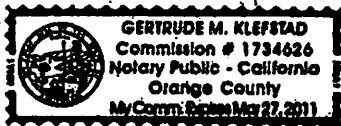
State of California)
)
County of Orange)

This instrument was acknowledged before me on January 7, 2010, by **Joseph Schuchert, Trustee of Joseph and Karalyn Schuchert Revocable Trust under agreement dated July 26, 1996, as amended and restated.**

On January 7, 2010, before me, Gertrude M. Klefstad, personally appeared Joseph Schuchert who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Gertrude M. Klefstad

My commission expires: 3-27-2011

TRUST ACKNOWLEDGMENT

State of California)
)
 County of Orange)

This instrument was acknowledged before me on January 8, 2010, by Karalyn Schuchert, Trustee of Joseph and Karalyn Schuchert Revocable Trust under agreement dated July 26, 1996, as amended and restated.

On January 8, 2010, before me, Gertrude M. Klefstad, personally appeared Karalyn Schuchert who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Gertrude M. Klefstad
 Gertrude M. Klefstad

My commission expires: 3-27-2011

EXHIBIT "A"

Record Owner: Polo Ranch

**Re: Legal Description Polo Ranch to Garber Agri-business Inc.
October 26, 2009**

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 54 North, Range 85 West; 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at a point on the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, said point being N00°02'19"W, 84.60 feet from the southwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13; thence N00°02'19"W, 1187.31 feet along said west line to a point, said point lying on an east-west fence line; thence S84°03'42"E, 3.15 feet along said fence line to a point; thence S00°06'45"W, 1186.99 feet generally along said fence line to the **POINT OF BEGINNING** of said tract.

Said tract contains 1,861 square feet of land, more or less.

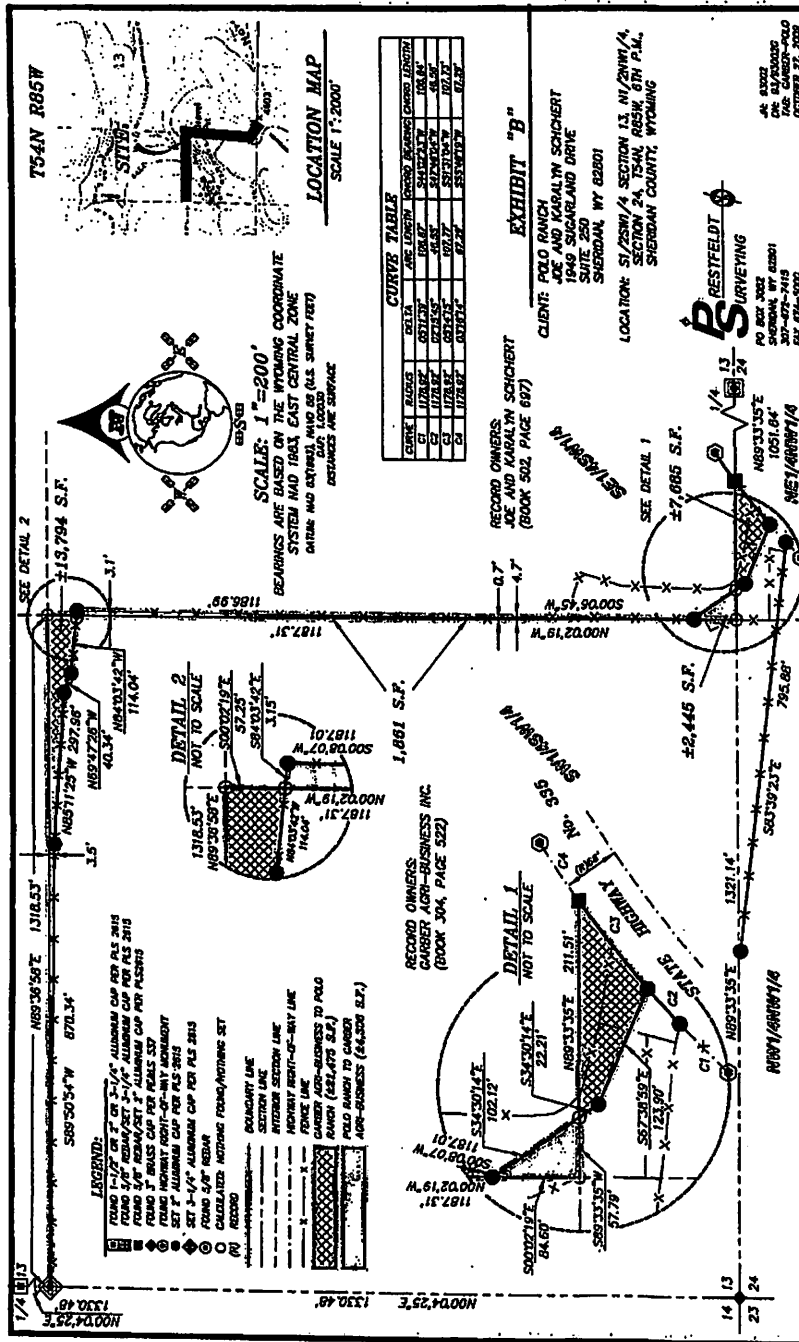
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 54 North, Range 85 West; 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the southwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, said point being N89°33'35"E, 1321.14 feet from the southwest corner of said Section 13 (Monumented with a 3" Brass Cap per PE&LS 537); thence N00°02'19"W, 84.60 feet along the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to a point; thence S34°30'14"E, 102.12 feet to a point, said point lying on the south line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S89°33'35"W, 57.79 feet along said south line to the **POINT OF BEGINNING** of said tract.

Said tract contains 2,445 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



553075 WARRANTY DEED
BOOK 478 PAGE 0205
RECORDED 09/18/2006 AT 03:40 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

WARRANTY DEED

PAUL W. GARBER and SARALEE R. GARBER, husband and wife, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, PAUL W. GARBER and SARALEE R. GARBER, Trustees of the PAUL W. GARBER and SARALEE R. GARBER TRUST OF SEPTEMBER 18, 2006, whose address is P.O. Box 10, Big Horn, WY 82833, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit A attached hereto

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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 and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 18 day of September, 2006.

Paul W. Garber
Paul W. Garber

Saralee R. Garber
Saralee R. Garber

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

The foregoing instrument was subscribed and sworn to before me by Paul W. Garber and Saralee R. Garber, this 18th day of September, 2006.

Witness my hand and official seal.

Donna Shreeve
Notary Public

My Commission Expires: 2-23-2010



EXHIBIT A

A parcel of land lying in the North half of Section 23 T54N, R85W, 6th Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the North right-of-way of Red Grade Road, said point lying N88°23'02"W, 1368.29 feet from the East ¼ corner of Section 23, (said ¼ corner being a brass cap set by L.S. 258);

thence S89°26'29"W, 1029.16 feet along said North right-of-way to the beginning of a curve to the left;

thence through said curve having a radius of 5762.58 feet, a central angle of 03°12'44" and a chord bearing S87°58'01"W, 323.02 feet along said North right-of-way;

thence N07°52'30"W, 161.25 feet to a point;

thence N39°36'32"E, 484.54 feet to a point;

thence N44°23'31"E, 727.42 feet to a point;

thence N62°49'50"E, 598.33 feet to a point;

thence S01°03'02"E, 1304.77 feet to the point of beginning.

WARRANTY DEED

Patricia V. Mahon and Thomas P. Mahon, wife and husband, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT to Thomas P. Mahon and Patricia G. Mahon as Trustees of The Thomas and Patricia Mahon Trust, dated May 12, 2022, whose address is 926B State Hwy 335, PO Box 10, Big Horn, Wyoming 82833, and their successors in trust, hereinafter referred to as Grantees, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A;

TOGETHER WITH all water and water rights, reservoirs and reservoir rights, ditches and ditch rights, wells and well rights appurtenant to or located on the above described property, and all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record.

The Grantees hold the above-described property as Trustees of The Thomas and Patricia Mahon Trust, dated May 12, 2022. The Settlers of the Trust are Thomas P. Mahon, a/k/a Thomas Peter Mahon, and Patricia G. Mahon, a/k/a Patricia Vie Garber Mahon, husband and wife, who have unrestricted power to amend or revoke the terms of the Trust.

Wyo. Stat. Ann. §§ 4-10-402(c) and (d) (2021) shall apply to this Trust property, and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of the Grantors' separate creditors under such statutes.

DATED this 12th day of May 2022.

GRANTORS:

Patricia V. Mahon
Patricia V. Mahon

Thomas P. Mahon
Thomas P. Mahon

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me Patricia V. Mahon and Thomas P. Mahon, wife and husband, this 12th day of May 2022.

WITNESS my hand and official seal.



C. M. D. Sherwood
Notary Public

My Commission Expires: 3-20-2023

Exhibit A

A tract of land situated in the NW1/4 of Section 23, Township 54 North, Range 85 West, 6th P.M. Sheridan County, Wyoming, said tract more particularly described as follows:

Commencing at the northwest corner of said Section 23;
Thence S42° 36' 59" E, 1474.98 feet to the point of beginning
of herein described tract;
Thence N47° 30' 32" E, 645.15 feet to a point;
Thence N34° 26' 14" E, 197.21 feet to a point;
Thence S06° 35' 47" E, 378.98 feet to a point;
Thence S59° 07' 17" W, 399.29 feet to a point;
Thence S40° 33' 44" W, 262.37 feet to a point;
Thence N13° 01' 53" W, 521.00 feet to the point of beginning.

Said tract contains 7.273 acres of land more or less.

And that portion of NW1/4 NW1/4 of Section 23 of Township 54 North, Range 85 West, 6th P.M. not otherwise contained in the foregoing 7.273 acre parcel.

Together with that certain waterline easement recorded July 11, 1996, in the office of the Clerk for Sheridan county, Wyoming at Book 380, page 535;

And together with that certain easement for ingress and egress recorded July 15, 1996, in the office of the Clerk of Sheridan County, Wyoming at Book 380, page 558;

QUITCLAIM DEED

GARBER AGRI-BUSINESS, A Wyoming Corporation, of Sheridan County, Wyoming, Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, hereby conveys and quitclaims to DAVID V. GARBER and JUDITH A. GARBER, husband and wife, tenants by the entireties, 926 Highway 335, Big Horn, Wyoming 82833, Grantees, all of its right, title and interest in and to the following described real estate, located in Sheridan County, Wyoming, to-wit:

Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Section 14: SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Commencing at the Southwest corner of said Section 14; thence N34°24'53"E, 2320.21 feet to the point of beginning of the herein described tract, said point lying on a fence line; thence N00°26'30"W, 1200.00 feet along said fence line to a point; thence S89°33'30"W, 800.00 feet to a point; thence S00°26'30"E, 1200.00 feet to a point; thence N89°33'30"E, 800.00 feet to the point of beginning.

Subject to all easements, rights of way and encumbrances of record.

Together with all improvements, appurtenances, water rights and ditch rights appertaining.

Said tract contains 22.039 acres of land more or less.

Given under our hands this 14 day of August, 1996.

GARBER AGRI-BUSINESS, INC.

By: Victor Garber

STATE OF WYOMING

County of Sheridan

ss.

Before me this 14th day of August, 1996, appeared Victor Garber, personally known to me and being sworn and upon oath represented that he was the President of Garber Agri-Business, Inc., a Wyoming Corporation, and that the foregoing instrument was executed on behalf of said corporation by the authority of its board of directors, as the free act and deed of said corporation.

Witness my hand and official seal.

My Comm. Expires:



Lela F. Chapman
Notary Public

November 5, 1997