


WARRANTY DEED

WALTON F. SMITH, a married man dealing in his sole and separate property, of Amarillo, Texas, RITA CHERNI SMITH, a married woman dealing in her sole and separate property, of Amarillo, Texas, and JUDITH A. CHERNI, a single person, of Lincoln Nebraska, Grantors, for and in consideration of Ten and More Dollars (\$10.00+), CONVEY AND WARRANT to C.S.C. LAND COMPANY, L.L.C., a Wyoming limited liability company, Grantee, of 45 Highway 343, Dayton, Wyoming 82836, 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 of Wyoming:

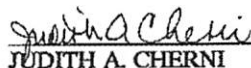
SEE ATTACHED EXHIBIT "A"

WITNESS our hands this 15th day of August, 1995.

WALTON F. SMITH



RITA CHERNI SMITH



JUDITH A. CHERNI

STATE OF WYOMING

)

: ss.

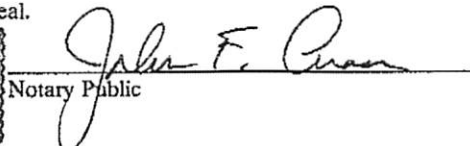
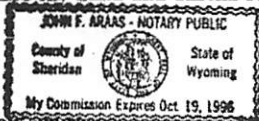
ACKNOWLEDGMENT

COUNTY OF SHERIDAN

)

The foregoing instrument was acknowledged before me this 15th day of August, 1995, by Walton F. Smith, Rita Cherni Smith and Judith A. Cherni.

WITNESS my hand and official seal.



My Commission expires _____

EXHIBIT "A" TO WARRANTY DEED

GRANTORS: Walton F. Smith, Rita Cherni Smith and Judith A. Cherni
GRANTEE: C.S.C. Land Company, L.L.C.

TOWNSHIP 58 NORTH, RANGE 86 WEST OF THE 6TH PM
SHERIDAN COUNTY, WYOMING

SECTION 34: SW1/4NW1/4, N1/2SW1/4, SE1/4SW1/4, SE1/4
SECTION 35: SW1/4SW1/4

TOWNSHIP 57 NORTH, RANGE 86 WEST OF THE 6TH PM
SHERIDAN COUNTY, WYOMING

SECTION 2: LOTS 2,3,4,SW1/4NE1/4, SW1/4NW1/4, SE1/4NW1/4,
N1/2SW1/4, SE1/4SW1/4, SW1/4SW1/4, NW1/4SE1/4
SECTION 3: LOTS 1,2,3,SE1/4NE1/4,SW1/4NE1/4
SECTION 11: SW1/4NE1/4,NW1/4NW1/4,SW1/4NW1/4,SE1/4NW1/4,
N1/2SW1/4,SE1/4SW1/4,N1/2SE1/4,S1/2SE1/4
SECTION 14: NE1/4NW1/4,NW1/4NE1/4

EXCEPTING that portion conveyed to The State Highway Commission of Wyoming for Interstate I-90 and State Highway #87.

ALSO EXCEPTING any right, title or interest of Chicago-Burlington Northern Railroad.

ALSO EXCEPTING that portion of Sections 11 and 14 conveyed to Arthur Perry by instrument recorded March 3, 1961 in Book 129, Page 236.

TOGETHER WITH all buildings, improvements and fixtures situate thereon, and any and all easements, appurtenances, ditches, ditch rights, water easements, water and water rights, reservoirs and reservoir rights belonging to, adjudicated to, located on or used in connection with the above-described lands, and with all coal, oil, gas and other minerals presently owned by Grantors in and under, and that may be produced from, the above-described lands.

SUBJECT, HOWEVER, to all easements, reservations, restrictions, covenants and rights-of-way of record, and to that certain real estate mortgage dated May 17, 1995, and recorded on May 31, 1995, with the Clerk of Sheridan County, Wyoming, in Book 337 of Mortgages at Page 94, between Walton F. Smith, Rita Cherni-Smith and Judith A. Cherni, as mortgagors, and Amarillo National Bank, Amarillo, Texas, as mortgagee.

WARRANTY DEED

C.S.C. Livestock, L.L.C., a Wyoming limited liability company, "Grantor," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to **C.S.C. Land Company, L.L.C.**, a Wyoming limited liability company, of P.O. Box 996, Ranchester, Wyoming 82839, the following described real estate, situate in Sheridan County, State of Wyoming, more particularly described as follows:

Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming

Section 2: All that part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying south of Interstate 90

Section 11: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 12: That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ lying southerly of Interstate 90

LESS AND EXCEPTING from the above described land those portions conveyed to The State Highway Commission of Wyoming by Warranty Deeds recorded January 7, 1981 in Book 254 of Deeds, Pages 5 and 7.

TOGETHER WITH all improvements thereon,

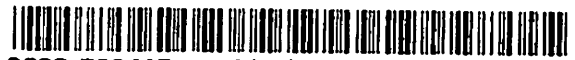
SUBJECT TO all exceptions, reservations, right-of-way, easements, covenants, restrictions, and rights of record, and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, and subject to building and zoning regulations and city, state and county subdivision laws.

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

WITNESS our hands this 13th day of December, 2023.

C.S.C. Livestock, L.L.C., a Wyoming limited liability company

By: Matthew J. Cherni
Matthew J. Cherni, Manager



2023-789417 12/19/2023 4:09 PM PAGE: 2 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

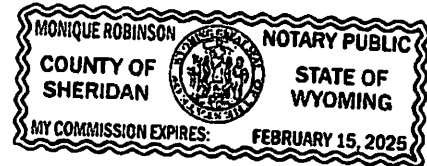
STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 13th day of December, 2023, by **Matthew J. Cherni, Manager of C.S.C. Livestock, L.L.C.**, a Wyoming limited liability company.

WITNESS my hand and official seal.

Monique Robinson
Notarial Officer

My Commission expires: 2/15/2025



NO. 2023-789417 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CSC LAND CO LLC P O BOX 996
RANCHESTER WY 82839

QUITCLAIM DEED

Walton F. Smith and Rita Cherni Smith, husband and wife, "Grantors," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and quitclaim to C.S.C. Land Company, L.L.C., a Wyoming limited liability company, "Grantee," of P.O. Box 996, Ranchester, Wyoming 82839, the following described real estate, situate in Sheridan County, State of Wyoming, more particularly described on Exhibit "A" and depicted on the Certificate of Survey attached as Exhibit "B" attached hereto.

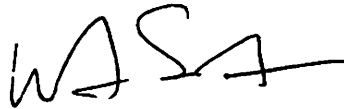
TOGETHER WITH all improvements thereon,

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

This conveyance is for the purpose of completing a boundary line adjustment, along the boundary of adjacent parcels of agricultural property for agricultural purposes, in compliance with W. S. § 18-5-303(a), which does not have the effect of creating a new, separately owned parcel. The lands described herein shall become part of a tract of land described in the Quitclaim Deed recorded November 27, 1995, in Book 377 at Page 6 of the Sheridan County, Wyoming, records.

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

WITNESS our hands this 26 day of JANUARY, 2024.



Walton F. Smith

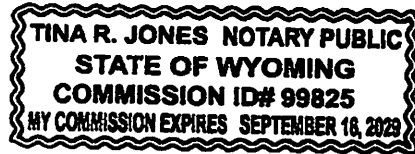


Rita Cherni Smith



2024-790100 2/5/2024 4:16 PM PAGE: 2 OF 4
FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)



This instrument was acknowledged before me this 26 day of JANUARY,
2024, by **Walton F. Smith and Rita Cherni Smith**, husband and wife.

WITNESS my hand and official seal.

Tina R. Jones
Notarial Officer

My Commission expires: 9-18-2029

Exhibit "A"

TRACT 2C

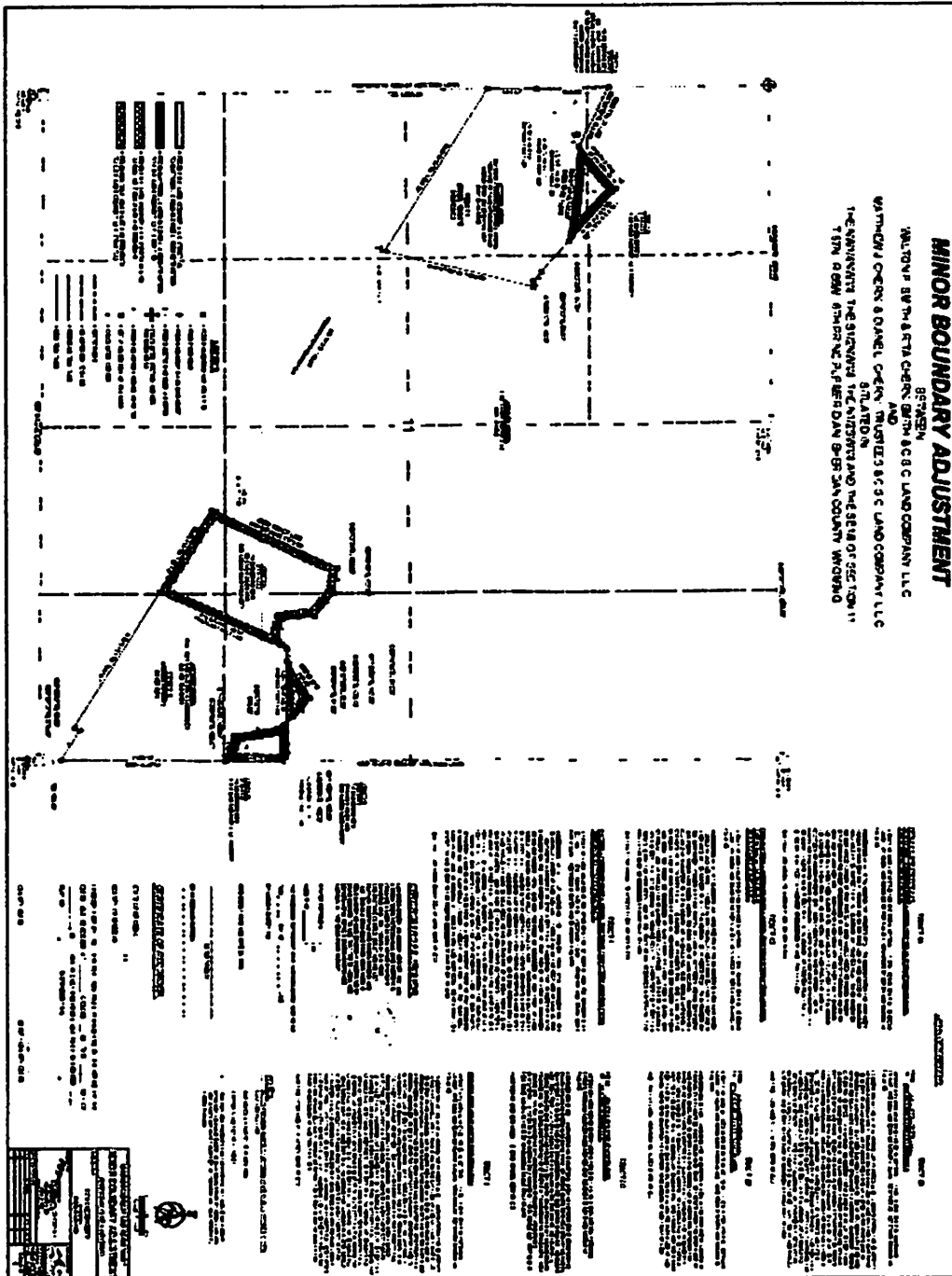
FROM: WALTON F. SMITH AND RITA CHERNI SMITH
TO: C.S.C. LAND COMPANY, L.L.C.

A TRACT OF LAND LOCATED IN THE E1/2SE1/4, SECTION 11, T.57N., R.86W.,
6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE
PARTICULARILY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE 2" ALUMINUM CAP, STAMPED PLS 14558, AT THE
NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 462,
PAGE 288; THENCE ALONG THE NORTH LINE OF SAID PARCEL, N89°57'50"E,
574.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG
THE SAID NORTH LINE, N89°57'50"E, 312.25 FEET, MORE OR LESS, TO A POINT
IN THE EAST LINE OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF
SAID SECTION 11, S0°15'25"W, 444.03 FEET TO A 2" ALUMINUM CAP, STAMPED
PLS 14558; THENCE N73°01'44"W, 108.47 FEET TO A 2" ALUMINUM CAP,
STAMPED PLS 14558; THENCE N71°25'52"W, 105.14 FEET TO A 2" ALUMINUM
CAP, STAMPED PLS 14558; THENCE N10°17'37"W, 315.35 FEET TO A 2"
ALUMINUM CAP, STAMPED PLS 14558; THENCE N36°26'01"W, 85.04 FEET,
MORE OR LESS, TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINING 2.26 ACRES OF LAND, MORE OR LESS.

Exhibit "B"



QUITCLAIM DEED

Matthew J. Cherni and Diane L. Cherni, Trustees of the Matthew and Diane Cherni Trust dated May 22, 2015, "Grantors," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and quitclaim to C.S.C. Land Company, L.L.C., a Wyoming limited liability company, "Grantee," of P.O. Box 996, Ranchester, Wyoming 82839, the following described real estate, situate in Sheridan County, State of Wyoming, more particularly described on Exhibit "A" and depicted on the Certificate of Survey attached as Exhibit "B" attached hereto.

TOGETHER WITH all improvements thereon,

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

This conveyance is for the purpose of completing a boundary line adjustment, along the boundary of adjacent parcels of agricultural property for agricultural purposes, in compliance with W. S. § 18-5-303(a), which does not have the effect of creating a new, separately owned parcel. The lands described herein shall become part of a tract of land described in the Quitclaim Deed recorded November 27, 1995, in Book 377 at Page 6 of the Sheridan County, Wyoming, records.

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

WITNESS our hands this 31 day of JANUARY, 2024.

Matthew and Diane Cherni Trust dated May 22, 2015

By: Matthew J. Cherni
Matthew J. Cherni, Trustee

By: Diane L. Cherni
Diane L. Cherni, Trustee

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 31 day of JANUARY,
2024, by Matthew J. Cherni and Diane L. Cherni, Trustees of the Matthew and Diane
Cherni Trust dated May 22, 2015.

WITNESS my hand and official seal.

Tina R. Jones
Notarial Officer

My Commission expires: 9-16-2029

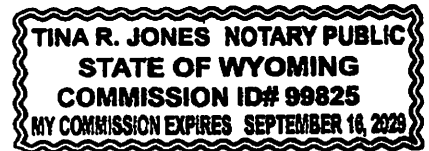


Exhibit "A"

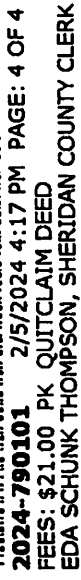
TRACT 1B

**FROM: MATTHEW J. CHERNI AND DIANE L. CHERNI, TRUSTEES OF THE
MATTHEW AND DIANE CHERNI TRUST DATED MAY 22, 2015
TO: C.S.C. LAND COMPANY, L.L.C.;**

A TRACT OF LAND LOCATED IN THE W1/2NW1/4, SECTION 11, T.57N., R.86W.,
6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159,
MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE
ALONG THE WEST LINE OF SAID SECTION 11, N00°34'48"W, A DISTANCE OF
3557.66 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159,
MONUMENTING THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS
DESCRIBED WITHIN INSTRUMENT 2015-719600; THENCE CONTINUING
ALONG THE WEST LINE OF SAID SECTION 11, N00°34'48"W, A DISTANCE OF
516.66 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE
S65°42'40"E, A DISTANCE OF 513.58 FEET TO A 2" ALUMINUM CAP, STAMPED
PLS 14558 LYING ON THE NORTHERLY LINE OF SAID PARCEL OF LAND AS
DESCRIBED WITHIN INSTRUMENT 2015-719600 AND BEING THE POINT OF
BEGINNING OF SAID TRACT OF LAND; THENCE ALONG SAID NORTHERLY
LINE OF PARCEL THE FOLLOWING THREE (2) COURSES: 1.) N52°31'52"E, A
DISTANCE OF 431.47 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PELS 315;
2.) S50°42'20"E, 529.72 FEET TO A; THENCE ALONG THE SOUTHERLY LINE OF
THE TRACT BEING DESCRIBED N84°27'30"W, 755.94 FEET TO THE POINT OF
BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINING 2.55 ACRES OF LAND, MORE OR LESS.

[illegible]

QUITCLAIM DEED
PAGE 4 OF 4

NO. 2024-790101 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
BRIAN CHERNI P O BOX 126
SHERIDAN WY 82801