

WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **Trembath Land Company, LLC**, a Wyoming limited liability company (referred to herein as "Grantor"), conveys and warrants to **The Bluffs, LLC**, a Wyoming limited liability company (referred to herein as "Grantee"), whose address is P.O. Box 602 Angles, WY 82223, 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 attached hereto

TOGETHER WITH all improvements situate thereon and all appurtenances thereunto appertaining or belonging, all in their present condition.

TOGETHER WITH all water, water rights, ditch and ditch rights, and other irrigation rights owned by Grantor or appertaining to the above-described lands.

TOGETHER WITH all sand, gravel and scoria situated on the above-described lands.

EXCEPTING AND RESERVING unto Grantor all oil, gas, coal, coalbed methane gas, fissionable materials and other minerals, now owned by Grantor in and under the above-described lands, together with the right to enter upon said lands for the purpose of exploring for, drilling, mining or producing said coal, oil, gas, coalbed methane gas, fissionable materials and other minerals so reserved, and the right to use so much of the surface as may be reasonably necessary for such purposes. Grantor and Grantee do not intend that this deed convey any mineral interest to Grantee.

SUBJECT TO all real estate taxes for the year 2018 and any subsequent year, 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.

DATED this 13th day of February, 2018.

Grantor:

Trembath Land Company, LLC, a Wyoming limited liability company

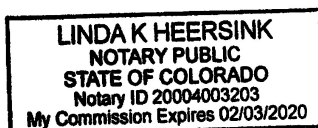
By: [Signature]

Title: Member

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 13th day of February, 2018, by Jon R. Trembath, Member of Trembath Land Company, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.



[Signature]
Notary Public

My commission expires: _____



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EXHIBIT "A"
LEGAL DESCRIPTION

Township 58 North, Range 82 West, 6th P.M., Sheridan County, Wyoming

Section 31: Lots 2 and 3, SE1/4NW1/4, NE1/4SW1/4, N1/2SE1/4, E1/2NE1/4

AND

That portion of the S1/2S1/2 of Section 31, Township 58 North, Range 82 West of the 6th P.M., Sheridan County, Wyoming, lying north and west of a line being more particularly described as follows:

Commencing at the southwest corner of said Section 31; thence N00°14'18"E, 1080.38 feet along the west line of said Section 31 to the POINT OF BEGINNING; thence S69°22'30"E, 811.93 feet to a point; thence N75°35'59"E, 918.25 feet to a point; thence N70°23'19"E, 233.15 feet to a point; thence N71°55'10"E, 552.68 feet to a point; thence S82°09'01"E, 241.83 feet to a point; thence S58°46'29"E, 448.00 feet to a point; thence S80°36'03"E, 271.19 feet to a point; thence S65°16'57"E, 898.44 feet to a point, said point lying on the westerly line of a tract of land recorded in Book 373 of Deeds, Page 546, said westerly line described along an existing fence line; thence N38°50'49"W, 348.94 feet along said westerly line to a point; thence N49°09'30"E, 750.08 feet along said westerly line to the POINT OF TERMINUS; said point being N75°46'51"W, 6331.34 feet from the southeast corner of said Section 32 [said portion purportedly contains 28.5 acres or land, more or less. Bearings are grid: Grid North = True North at longitude 106°51'17.336"W (NAD 83)].

Township 58 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 23: SE1/4SE1/4 and that portion of the NE1/4SE1/4, W1/2SE1/4 and E1/2SW1/4, lying south of Lower Prairie Dog County Road (No. 1211).

Section 24: That portion of the SW1/4 lying north of the Burlington Northern Santa Fe Railroad right-of-way and south of Sheridan County Road No. 1211, known as the Lower Prairie Dog Road.

Section 25: S1/2NW1/4, N1/2SW1/4; S1/2SW1/4

Section 26: NW1/4, E1/2SW1/4, SW1/4SE1/4, **EXCEPT** all of that portion of the NW1/4 lying West of the centerline of Prairie Dog Road #1211 as previously conveyed by Warranty Deed recorded in Book 386 of Deeds, Page 558.

Section 26: E1/2SE1/4, NW1/4SE1/4, S1/2NE1/4

Section 26: N1/2NE1/4, **EXCEPT** a 20 acre tract described as follows:

A tract of land located in the N1/2NE1/4 of Section 26, Township 58 North, Range 83 West, 6th P.M., Sheridan County, Wyoming described as follows:

Beginning at a point on the Northerly fence line of said Section 26 located South 87°57'48" East, 101.25 feet from a fence corner at the N1/4 corner of said Section 26; thence along said Northerly line South 87°57'48" East, 1250.75 feet to a fence corner; thence South 89°49'35" East, 137.79 feet to a point on the Westerly line of a railroad spur easement recorded in Book 181, Page 397; thence along said Westerly line through a curve to the left having a radius of 2069.88 feet, an arc length of 684.88 feet and chord South 27°40'03" West, 681.77 feet, to a point; thence South 71°48'42" East, 75.00 feet to a point; thence through a curve to the left having a radius 1994.88 feet, arc



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length of 684.16 feet, and chord South 8°21'48" West, 680.81 feet to a point on the Southerly line of said N1/2NE1/4; thence along said Southerly line, North 89°12'21" West, 100.00 feet to a point; thence leaving said Southerly line, North 35°03'41" West, 1642.28 feet to the point of beginning.

Section 35: N1/2, **EXCEPT** that portion lying West of Lower Prairie Dog Creek Road (County Road #1211) as conveyed by Warranty Deed recorded in Book 503 of Deeds, Page 659, being more particularly described as follows:

A tract of land situated in the W1/2NW1/4 of Section 35, Township 58 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the Northwest corner of Section 35 (monumented with a 3 1/4" aluminum cap per PLS 6594); thence S89°20'13"E, 1,328.50 feet, along the north line of said Section 35 to a point in the Right of Way of the Lower Prairie Dog Road (AKA County Road No. 1211) witnessed by a 2" aluminum cap per PLS 2615 bearing N89°20'13"W a distance of 65.64 feet; thence S27°17'55"W, 233.68 feet to a point lying in said Right of Way; thence S24°13'53"W, 966.56 feet to a point lying in said Right of Way; thence S31°25'23"W, 456.99 feet to a point lying in said Right of Way; thence S54°30'13"W, 293.81 feet to a point lying in said Right of Way; thence S67°58'09"W, 243.29 feet to a point lying in said Right of Way; thence S60°02'02"W, 99.94 feet to a point lying in said Right of Way and lying on the West line of said Section 35 witnessed by a 2" aluminum cap per PLS 2615 bearing N01°06'33"W a distance of 69.10 feet; thence N01°06'33"W, 1,806.53 feet along said west line to the POINT OF BEGINNING (Encompassing 35.01 Acres of land more or less, Bearings are Grid: Grid north=Geodetic north at Longitude 106°51'17"W).

Section 36: ALL

NO. 2018-740530 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
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SHERIDAN WY 82801