

WARRANTY DEED

Rail Road Land & Cattle Company, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Banana Box, LLC, a Wyoming limited liability company, GRANTEE, whose address is 931 Frank ST. SHERIDAN, WY 82801

the following described real estate, 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, more particularly described as follows:

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears S52°56'38"W a distance of 2,448.39 feet from the Northeast Corner of said Section 35; thence N0°19'56"W for a distance of 58.96 feet to a point on the non-tangent curve of a cul-de-sac at the terminus of Evergreen Place, thence along the curve to the right, this curve having a Radius of 60 feet, a Central Angle of 162°15'17", an Arc Length of 169.91 feet, a Chord that bears N32°49'34"W for a distance of 118.56 feet; thence leaving said curve on a bearing of N0°36'19"W for a distance of 4.92 feet; thence S89°48'51"W for a distance of 125.00 feet; thence S0°36'19"E for a distance of 368.69 feet; thence S89°43'46"W for a distance of 38.16 feet to a point on a non-tangent curve, thence along a curve to the right, this curve having a Radius of 256.00 feet, a Central Angle of 15°07'11", an Arc Length of 67.56 feet and a Chord that bears S27°18'09"E for a distance of 67.36 feet; thence leaving said curve on a bearing of N89°43'46"E for a distance of 831.76 feet; thence N0°03'01"W for a distance of 265.38 feet; thence S89°40'04"W for a distance of 638.49 feet to the point of beginning.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-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.

WITNESS my/our hand(s) this 5 day of March, 2021.

Rail Road Land & Cattle Company

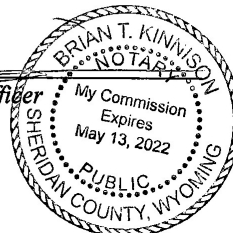
David Sourensen
By: David Sourensen
Title: Manager

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 5th day of March, 2021, by David Sourensen, as Manager of Rail Road Land & Cattle Company, a Wyoming limited liability company.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public



My Commission expires: 5-13-22