

WARRANTY DEED

The Nelson Goose Creek, LLC, a Wyoming limited liability company (herein referred to as "Grantor", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **Steven Nelson and Amanda Nelson, husband and wife, as tenants by the entirety**, (herein referred to as "Grantees", whose address is 902 Big Goose rd Sheridan wy 82801, the following-described real property which is situate in Sheridan County, Wyoming, to-wit:

SEE EXHIBIT A

TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record, including the lien of a Special Improvement District.

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

FIRST RIGHT OF REFUSAL. Grantor reserves a first right of refusal to purchase the real property from Grantees per the terms and conditions set forth in **Exhibit B** which is incorporated herein as if fully set forth.

Dated this 31 day of Aug, 2021.

The Nelson Goose Creek LLC, a Wyoming
limited liability company

By: [Signature]
Manager

STATE OF WYOMING,)
)
) : ss.
County of Shurich)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 31st day of July, 2021, by Dennis Nelson in his/her capacity as Manager of The Nelson Goose Creek, LLC, a Wyoming limited liability company, Grantor.

WITNESS my hand and official seal.

My Commission expires: 5-73-22

[Signature]
Notary Public

My Commission Expires May 13, 2022
SHERIDAN COUNTY, WYOMING

EXHIBIT A

A tract of land situated in the SE¼SE¼ of Section 8. Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the southeast corner of said Section 8; thence N08°17'34"W, 1011.35 feet to the POINT OF BEGINNING of said tract, said point being the northwest corner of the east 150 feet of the South 1000 feet of said SE¼SE¼ as described in Book 454 of Deeds, Page 32; thence S00°14'12"W, 27.59 feet along the west line of said east 150 feet of the south 1000 feet to a point; said point lying on the centerline of Big Goose Creek; thence S89°51'25"W, 30.42 feet along said centerline to a point; thence S54°00'25"W, 126.82 feet along said centerline to a point; thence S65°41'00"W, 37.99 feet along said centerline to a point; thence S50°31'00"W, 53.71 feet along said centerline to a point; thence S36°33'38"W, 124.16 feet along said centerline to a point; thence S11°24'43"W, 49.42 feet along said centerline to a point; thence S18°27'51"E, 41.40 feet along said centerline to a point; thence S36°12'53"E, 39.93 feet along said centerline to a point; thence S22°50'59"W, 56.32 feet along said centerline to a point; thence S47°52'17"W, 57.64 feet along said centerline to a point; thence S77°11'24"W, 64.74 feet along said centerline to a point; thence S72°32'25"W, 154.51 feet along said centerline to a point; thence S54°00'48"W, 75.82 feet along said centerline to a point; thence, leaving said centerline, N02°13'54"E, 159.08 feet to a point, said point lying on the centerline of an access easement described in Book 356 of Deeds, Page 577, thence S45°17'14"W, 72.61 feet along said centerline to a point; thence N56°59'32"W, 138.23 feet along said centerline to a point; thence N73°04'27"W, 119.25 feet along said centerline to a point; thence, leaving said access easement, N02°12'03"W, 271.40 feet to a point; thence N86°08'05"E, 127.32 feet to a point; thence N76°05'01"E, 153.00 feet to a point; thence N53°13'19"E, 102.26 feet to a point; thence S89°42'07"E, 521.65 feet to a point; thence S00°14'12"W, 127.67 feet to the Point of Beginning of said Tract.

RIGHT OF FIRST REFUSAL TO PURCHASE REAL PROPERTY

This Right of First Refusal to Purchase Real Property, ("First Right of Refusal") is granted by **Steven Nelson and Amanda Nelson** (hereinafter "Owners"), whose address is 902 Big Goose Road, Sheridan, Wyoming 82801, to **The Nelson Goose Creek, LLC**, a Wyoming limited liability company (hereinafter "Nelson LLC"), whose address is 908 Big Goose Road, Sheridan, Wyoming 82801, per the terms and conditions described herein on the date of signatures below.

WHEREAS, Owners purchased certain real property, more particularly described in **Exhibit A** (the "Property"), incorporated herein, from Nelson LLC; and

WHEREAS, as consideration and per the terms of the Agreement for Warranty Deed by and between the parties dated July 7, 2021, Owners agreed to grant Nelson LLC the first right of refusal to purchase the real property.

NOW THEREFORE, for good and valuable consideration received, Owners grant to Nelson LLC the first right to purchase the real property per the following terms and conditions.

1. Property: Should all or any part of the Property be listed for sale by Owners, or should Owners receive a legitimate offer to purchase all or any part of the Property which Owners intend to accept, Nelson LLC shall have the first right to purchase the property.
 - a. Listing of Property: Upon Owners deciding to list the Property for sale, Owners shall provide Nelson LLC with notice thereof. The notice shall include the proposed terms of sale. Nelson LLC shall have five (5) days from the date of mailing of such notice to elect to purchase the Property per the proposed terms. Closing shall occur within forty-five (45) days of Nelson LLC electing to purchase the Property. Should Nelson LLC not exercise its right to purchase or fail to meet the deadlines described herein, Nelson LLC shall maintain a right to purchase per paragraph (b) below.
 - b. Offer to Purchase: Should Owners receive an offer to purchase the Property that they intend to accept, they shall provide notice to Nelson LLC as prescribed herein. Nelson LLC shall have five (5) days from the date of mailing of such notice to elect to purchase the Property at the proposed price and according to the proposed terms. Closing shall occur within forty-five (45) days of Nelson LLC electing to purchase the Property. Should Nelson LLC fail to exercise its right to purchase or fail to meet the deadlines to exercise its right of purchase, said right shall terminate. Should the Owners be unable to complete the sale with the prospective buyer(s) and a new offer from a new buyer is received, Nelson LLC shall be provided notice thereof and shall have the first right to purchase the Property.
2. Transfer of Rights: This First Right of Refusal shall not prevent Owners from transferring the Property to any trust, company or other tool formed or used for the purpose of estate planning. Provided, however, that any such transfer shall not invalidate the terms described

herein or rights granted to Nelson LLC. This First Right of Refusal shall be binding upon Owners' heirs, beneficiaries, trustees and estate unless the terms described herein have been satisfied and Nelson LLC's rights have been exercised or terminated.

- a. The First Right of Refusal granted to Nelson LLC as described herein shall not be assignable or transferable to heirs or beneficiaries without the express written permission of Owners.
 - b. Nelson LLC shall not use this First Right of Refusal as collateral or security for any loan or indebtedness.
3. Termination: This First Right of Refusal may be terminated at any time upon Nelson LLC recording a notice terminating its rights in the office of the Sheridan County Clerk and Recorder. This First Right of Refusal shall terminate automatically, without any additional action by either party, upon the occurrence of any of the following conditions:
 - a. The sale of the Property after all proper notices and rights of Nelson LLC described herein have either been exercised or have expired.
 - b. Nelson LLC shareholders elect to dissolve the company or the company is dissolved by order of a Court.
4. Notice: All Notices shall be in writing and sent via regular USPS first class mail, postage prepaid, to the business address of Nelson LLC on file with the Wyoming Secretary of State.
5. Entire Agreement: This First Right of Refusal and any associated documents represent the entire agreement between the parties hereto with respect to the subject matter hereof and all prior agreements, understandings or negotiations shall be deemed merged herein.
6. Waiver: The failure of any party to exercise any right or power given hereunder, or to insist upon strict compliance by the other party with its obligations set forth herein shall not constitute a waiver of either party's right to demand strict compliance with the terms and conditions of this First Right of Refusal.
7. Governing Law: This First Right of Refusal shall be interpreted and enforced according to the laws of the State of Wyoming.
8. Date of Effect: This First Right of Refusal shall be deemed effective upon the recording of this document in the office of the Sheridan County Clerk and Recorder.

9. Modification: This First Right of Refusal shall not be modified orally. Any modification, except for terminations as described herein, must be in writing, signed by both parties and filed in the office of the Sheridan County Clerk and Recorder.

Dated this 31 day of August, 2021.

Steven Nelson
Steven Nelson, Owner

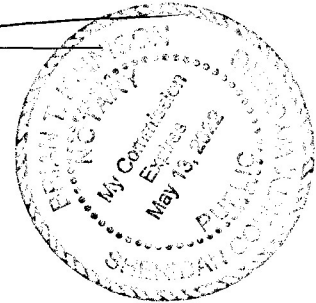
Amanda Nelson
Amanda Nelson, Owner

STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing First Right of Refusal was subscribed, sworn to and acknowledged before me by Steven Nelson this 31st day of August 2021.
WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission expires: 5-13-22



STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing First Right of Refusal was subscribed, sworn to and acknowledged before me by Amanda Nelson this 31st day of August 2021.
WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission expires: 5-13-22

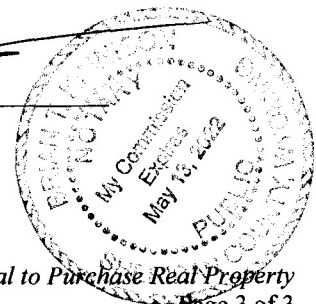


EXHIBIT A

A tract of land situated in the SE¼SE¼ of Section 8. Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the southeast corner of said Section 8; thence N08°17'34"W, 1011.35 feet to the POINT OF BEGINNING of said tract, said point being the northwest corner of the east 150 feet of the South 1000 feet of said SE¼SE¼ as described in Book 454 of Deeds, Page 32; thence S00°14'12"W, 27.59 feet along the west line of said east 150 feet of the south 1000 feet to a point; said point lying on the centerline of Big Goose Creek; thence S89°51'25"W, 30.42 feet along said centerline to a point; thence S54°00'25"W, 126.82 feet along said centerline to a point; thence S65°41'00"W, 37.99 feet along said centerline to a point; thence S50°31'00"W, 53.71 feet along said centerline to a point; thence S36°33'38"W, 124.16 feet along said centerline to a point; thence S11°24'43"W, 49.42 feet along said centerline to a point; thence S18°27'51"E, 41.40 feet along said centerline to a point; thence S36°12'53"E, 39.93 feet along said centerline to a point; thence S22°50'59"W, 56.32 feet along said centerline to a point; thence S47°52'17"W, 57.64 feet along said centerline to a point; thence S77°11'24"W, 64.74 feet along said centerline to a point; thence S72°32'25"W, 154.51 feet along said centerline to a point; thence S54°00'48"W, 75.82 feet along said centerline to a point; thence, leaving said centerline, N02°13'54"E, 159.08 feet to a point, said point lying on the centerline of an access easement described in Book 356 of Deeds, Page 577, thence S45°17'14"W, 72.61 feet along said centerline to a point; thence N56°59'32"W, 138.23 feet along said centerline to a point; thence N73°04'27"W, 119.25 feet along said centerline to a point; thence, leaving said access easement, N02°12'03"W, 271.40 feet to a point; thence N86°08'05"E, 127.32 feet to a point; thence N76°05'01"E, 153.00 feet to a point; thence N53°13'19"E, 102.26 feet to a point; thence S89°42'07"E, 521.65 feet to a point; thence S00°14'12"W, 127.67 feet to the Point of Beginning of said Tract.

NO. 2021-772088 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

AFFIDAVIT OF FACT

STATE OF WYOMING)
) ss
County of Sheridan)

I, Brendon E. Kerns, being first duly sworn upon oath, do depose and say:

1. That I am attorney licensed to practice in Wyoming, that I reside in Sheridan, Wyoming and I have knowledge directly related to the matters described herein.
2. That this Affidavit is made pursuant to W.S. §34-11-101, to correct a conflict in the legal description of land contained in two (2) related instruments recorded in the office of the Sheridan County Clerk and Recorder's office on September 1, 2021:
 - a. Warranty Deed, Document #2021-772088 ("Deed"); and
 - b. Grazing Agreement, Document #2021-772090 ("Agreement");
3. Both the Deed and Agreement contain the same legal description.
4. That, due to scrivener's error, the legal description attached to the Deed and Agreement contained one directional typographical error, and in order to ensure the intent of the documents is properly made of record, the legal description must be corrected.
5. That the correct legal description for the real property located in Sheridan County, Wyoming, which is the subject of the Deed and Agreement, is as follows, reflecting in bold type font the corrected directional notation:

A tract of land situated in the SE¹/₄SE¹/₄ of Section 8, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:


Commencing at the southeast corner of said Section 8; thence N08°17'34"W, 1011.35 feet to the POINT OF BEGINNING of said tract, said point being the northwest corner of the east 150 feet of the south 1000 feet of said SE¹/₄SE¹/₄ as described in Book 454 of Deeds, Page 32; thence S00°14'12"W, 27.59 feet along the west line of said east 150 feet of the south 1000 feet to a point, said point lying on the centerline of Big Goose Creek; thence S89°51'25"W, 30.42 feet along said centerline to a point; thence S54°00'25"W, 126.82 feet along said centerline to a point; thence S65°41'00"W, 37.99 feet along said centerline to a point; thence S50°31'00"W, 53.71 feet along said centerline to a point; thence S36°33'38"W, 124.16 feet along said centerline to a point; thence S11°24'43"W, 49.42 feet along said centerline to a point; thence S18°27'51"E, 41.40 feet along said centerline to a point; thence S36°12'53"E, 39.93 feet along said centerline to a point; thence S22°50'59"W, 56.32 feet along said centerline to a point; thence S47°52'17"W, 57.64 feet along said centerline to a point; thence S77°11'24"W, 64.74 feet along said centerline to a point; thence S72°32'25"W, 154.51 feet along said centerline to a point; thence

S54°00'48"W, 75.82 feet along said centerline to a point; thence, leaving said centerline, N02°13'54"E, 159.08 feet to a point, said point lying on the centerline of an access easement described in Book 356 of Deeds, Page 577, thence N45°17'14"W, 72.61 feet along said centerline to a point; thence N56°59'32"W, 138.23 feet along said centerline to a point; thence N73°04'27"W, 119.25 feet along said centerline to a point; thence, leaving said access easement, N02°12'03"W, 271.40 feet to a point; thence N86°08'05"E, 127.32 feet to a point; thence N76°05'01"E, 153.00 feet to a point; thence N53°13'19"E, 102.26 feet to a point; thence S89°42'07"E, 521.65 feet to a point; thence S00°14'12"W, 127.67 feet to the POINT OF BEGINNING of said tract.

Said tract contains 8.22 acres of land, more or less.

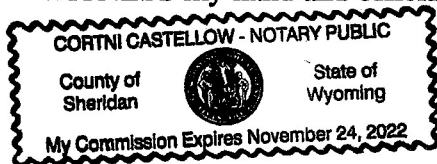
Further Affiant sayeth naught.

DATED this 11 day of May, 2022.


Brendon E. Kerns

Subscribed and sworn to before me this 11 day of May, 2022 by Brendon E. Kerns.

WITNESS my hand and official seal.



My Commission Expires: 11/24/2022


Notary Public

QUITCLAIM DEED

Steve Nelson and Amanda Nelson, husband and wife (herein referred to as "Grantors"), whose address is 902 Big Goose Road, Sheridan, WY 82801, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and quitclaim to **James L. Nelson**, a single person (herein referred to as "Grantee") whose address is P.O. Box 6687, Sheridan, WY 82801, all of Grantors' interest in the following-described real estate which is situate in Sheridan County, Wyoming, to-wit.

WITNESSETH:

WHEREAS, Steve Nelson and Amanda Nelson, as owners of certain real property designated and particularly described in **Exhibit A**; and

WHEREAS, James L. Nelson is the owner of certain real property designated and particularly described in **Exhibit B**; and

WHEREAS, the parties entered into a specific agreement to transfer for good and valuable consideration, the receipt and sufficiency of where is hereby acknowledged, certain real property designated and particularly described in **Exhibit C**.

BOUNDARY LINE ADJUSTMENT FOR JAMES L. NELSON PROPERTY

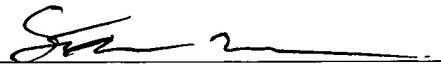
NOW, THEREFORE, in consideration for the foregoing recitals, Steven Nelson and Amanda Nelson hereby grant and convey to James L. Nelson the certain real property described in **Exhibit C** shall be incorporated into James L. Nelson's certain real property described in **Exhibit B** to create a single tract of land which hence forth shall be defined and described as set forth in **Exhibit D**.

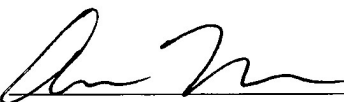
Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

BOUNDARY LINE ADJUSTMENT FOR STEVEN NELSON AND AMANDA
NELSON PROPERTY

NOW, THEREFORE, the conveyance of certain real property described in **Exhibit C** to James L. Nelson, the real property owned by Steven Nelson and Amanda Nelson, as Tenants by the Entireties, is hereby redefined to create a single tract of land described and set forth in **Exhibit E**.

Dated this 5th day of October, 2022.

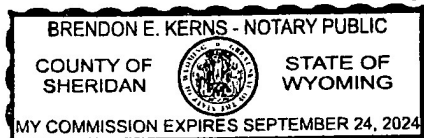

Steven Nelson, Grantor

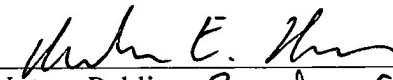

Amanda Nelson, Grantor

STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing Quitclaim Deed was subscribed, sworn to and acknowledged before me this 5th day of October, 2022, by Steven Nelson and Amanda Nelson.

WITNESS my hand and official seal.




Notary Public: Brendon E. Kerns

My Commission expires: September 24, 2024

QUITLCAIM DEED

EXHIBIT A

**GRANTORS PROPERTY DESCRIPTION
BEFORE BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8. TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N0817'34"W, 1011.35 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST 150 FEET OF THE SOUTH 1000 FEET OF SAID SE1/4SE1/4 AS DESCRIBED IN BOOK 454 OF DEEDS, PAGE 32; THENCE S0014'12"W, 27.59 FEET ALONG THE WEST LINE OF SAID EAST 150 FEET OF THE SOUTH 1000 FEET TO A POINT; SAID POINT LYING ON THE CENTERLINE OF BIG GOOSE CREEK; THENCE S8951'25"W, 30.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S5400'25"W, 126.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S6541'00"W, 37.99 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S5031'00"W, 53.71 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S3633'38"W, 124.16 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S1124'43"W, 49.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S1827'51"E, 41.40 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S3612'53"E, 39.93 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S2250'59"W, 56.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S4752'17"W, 57.64 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S7711'24"W, 64.74 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S7232'25"W, 154.51 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S5400'48"W, 75.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID CENTERLINE, N0213'54"E, 159.08 FEET TO A POINT, SAID POINT LYING ON THE CENTERLINE OF AN ACCESS EASEMENT DESCRIBED IN BOOK 356 OF DEEDS, PAGE 577, THENCE S4517'14"W, 72.61 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N5659'32"W, 138.23 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N7304'27"W, 119.25 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID ACCESS EASEMENT, N0212'03"W, 271.40 FEET TO A POINT; THENCE N8608'05"E, 127.32 FEET TO A POINT; THENCE N7605'01"E, 153.00 FEET TO A POINT; THENCE N5313'19"E, 102.26 FEET TO A POINT; THENCE S8942'07"E, 521.65 FEET TO A POINT; THENCE S0014'12"W, 127.67 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

QUITLCAIM DEED

EXHIBIT B

**JAMES L. NELSON PROPERTY DESCRIPTION
BEFORE BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND BEING A PORTION OF THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N017'10"E A DISTANCE OF 66.22 FEET FROM THE EAST 1/16TH CORNER BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 55 NORTH, RANGE 85 WEST; THENCE N017'10"E A DISTANCE OF 271.56 FEET TO A POINT LYING IN THE CENTERLINE OF BIG GOOSE CREEK; THENCE N6233'31"E A DISTANCE OF 50.53 FEET ALONG THE CENTERLINE OF BIG GOOSE CREEK; THENCE N5025'31"E A DISTANCE OF 95.03 FEET ALONG SAID CENTERLINE; THENCE N7726'46"E A DISTANCE OF 223.41 FEET ALONG SAID CENTERLINE; THENCE S8147'45"E A DISTANCE OF 60.85 FEET ALONG SAID CENTERLINE; THENCE S4220'37"E A DISTANCE OF 50.63 FEET ALONG SAID CENTERLINE; THENCE N8914'17"E A DISTANCE OF 165.28 FEET ALONG SAID CENTERLINE; THENCE N5400'15"E A DISTANCE OF 70.41 FEET ALONG SAID CENTERLINE TO A POINT, SAID POINT BEING ON THE CENTERLINE OF A 20 FOOT WIDE ACCESS ROAD EASEMENT; THENCE LEAVING THE CENTERLINE OF BIG GOOSE CREEK, S1518'50"E A DISTANCE OF 39.43 FEET ALONG THE CENTERLINE OF SAID ACCESS ROAD EASEMENT; THENCE S235'22"E A DISTANCE OF 54.69 FEET ALONG SAID CENTERLINE; THENCE S2317'41"E A DISTANCE OF 204.80 FEET ALONG SAID CENTERLINE; THENCE S221'09"E A DISTANCE OF 124.61 FEET ALONG SAID CENTERLINE; THENCE, LEAVING SAID CENTERLINE, N8942'22"W A DISTANCE OF 753.08 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.



QUITLCAIM DEED

EXHIBIT C

LAND TRANSFERRED

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N08°17'56"W, 1011.03 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST 150 FEET OF THE SOUTH 1000 FEET OF SAID SE1/4SE1/4 AS DESCRIBED IN BOOK 454 OF DEEDS, PAGE 32; THENCE S00°14'39"W, 27.59 FEET ALONG THE WEST LINE OF SAID EAST 150 FEET OF THE SOUTH 1000 FEET TO A POINT; SAID POINT LYING ON THE CENTERLINE OF BIG GOOSE CREEK; THENCE S89°51'52"W, 30.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°00'52"W, 126.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S65°41'27"W, 37.99 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S50°31'27"W, 53.71 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S36°34'05"W, 124.16 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S11°25'10"W, 49.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S18°27'24"E, 41.40 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S36°12'26"E, 39.93 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S22°51'26"W, 56.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S47°52'44"W, 57.64 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S77°11'51"W, 64.74 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S72°32'52"W, 154.51 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°03'06"W, 75.79 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID CENTERLINE, N02°14'21"E, 159.03 FEET TO A POINT, THENCE N61°02'31"E, 154.55 FEET TO A POINT; THENCE N01°06'57"E, 231.86 FEET TO A POINT; THENCE N29°55'55"E, 266.73 FEET TO A POINT; THENCE S89°41'40"E, 314.31 FEET TO A POINT; THENCE S00°14'39"W, 127.67 FEET TO THE POINT OF BEGINNING OF SAID TRACT AND CONTAINING 4.00 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.



QUITLCAIM DEED

EXHIBIT D

**JAMES L. NELSON NEW DESCRIPTION
AFTER BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8. TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N08°17'56"W, 1011.03 FEET TO THE POINT OF N00°14'39" E, 127.67 FEET, THENCE N 89°41'40" W, 314.31 FEET TO THE POINT OF BEGINNING OF SAID TRACT, THENCE S29°55'55"W, 266.73 FEET TO A POINT; THENCE S01°06'57" W, 231.86 FEET; THENCE S61°02'31"W, 154.55 FEET; THENCE N 45°16'47" W, 72.61 FEET; THENCE N56°59'05" W, 138.23 FEET; THENCE N 73°04'00" "W, 119.25 FEET; THENCE N 02°11'36" W, 271.40 FEET; THENCE N86°08'32"E, 127.32 FEET; THENCE N 76°05'28"E, 153.00 FEET; THENCE N 53°13'46" E, 102.26 FEET; THENCE S 89°41'40" E, 207.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.22 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

QUITCLAIM DEED

EXHIBIT E

**STEVEN NELSON AND AMANDA NELSON NEW DESCRIPTION
AFTER BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND BEING A PORTION OF THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N 00°17'35" E A DISTANCE OF 66.22 FEET FROM THE EAST 1/16TH CORNER BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 55 NORTH, RANGE 85 WEST; THENCE N 00°17'35" E A DISTANCE OF 271.56 FEET TO A POINT LYING IN THE CENTERLINE OF BIG GOOSE CREEK; ALONG THE CENTERLINE OF GOOSE CREEK THE FOLLOWING 6 COURSES: N 62°33'56" E A DISTANCE OF 50.53 FEET; THENCE N 50°25'56" E A DISTANCE OF 95.03 FEET; THENCE N 77°27'11" E A DISTANCE OF 223.41 FEET; THENCE S 81°47'20" E A DISTANCE OF 60.85 FEET; THENCE S 42°20'12" E A DISTANCE OF 50.63 FEET; THENCE N 89°14'42" E A DISTANCE OF 165.21 FEET; THENCE LEAVING BIG GOOSE CREEK, N 02°14'21" E A DISTANCE OF 159.03 FEET TO A POINT; THENCE N 61°02'31" E A DISTANCE OF 154.55 FEET; THENCE N 01°06'57" E A DISTANCE OF 231.86 FEET; THENCE N 29°55'55" E A DISTANCE OF 266.73 FEET; THENCE S 89°41'40" E A DISTANCE OF 314.31 FEET; THENCE S 00°14'39" W A DISTANCE OF 155.26 FEET TO A POINT ALONG THE CENTERLINE OF BIG GOOSE CREEK THE FOLLOWING 13 COURSES: S 89°51'52" W A DISTANCE OF 30.42 FEET; THENCE S 54°00'52" W A DISTANCE OF 126.82 FEET; THENCE S 65°41'27" W A DISTANCE OF 37.99 FEET; THENCE S 50°31'27" W A DISTANCE OF 53.71 FEET; THENCE S 36°34'05" W A DISTANCE OF 124.16 FEET; THENCE S 11°25'10" W A DISTANCE OF 49.42 FEET; THENCE S 18°27' 24" E A DISTANCE OF 41.40 FEET; THENCE S 36°12'26" E A DISTANCE OF 39.93 FEET; THENCE S 22°51'26" W A DISTANCE OF 56.32 FEET; THENCE S 47°52'44" W A DISTANCE OF 57.64 FEET; THENCE S 77°11'51" W A DISTANCE OF 64.74 FEET; THENCE S 72°32'52" W A DISTANCE OF 154.51 FEET; THENCE S 54°03'06" W A DISTANCE OF 5.32 FEET; THENCE LEAVING BIG GOOSE CREEK; S 15°18'25" E A DISTANCE OF 39.42 FEET; THENCE S 02°34'57" E A DISTANCE OF 54.69 FEET; THENCE S 23°17'16" E A DISTANCE OF 204.80 FEET; THENCE S 02°20'44" E A DISTANCE OF 124.61 FEET; THENCE N 89°41'57" W A DISTANCE OF 753.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.



AFFIDAVIT OF FACT

STATE OF WYOMING)
) ss
County of Sheridan)

I, Brendon E. Kerns, being first duly sworn upon oath, do depose and say:

1. That I am attorney licensed to practice in Wyoming, that I reside in Sheridan, Wyoming and I have knowledge directly related to the matters described herein.
2. That this Affidavit is made pursuant to W.S. §34-11-101, to correct a conflict in the legal descriptions of land contained in that certain Quitclaim Deed, Document #2022-781905, recorded in the office of the Sheridan County Clerk and Recorder's office on October 7, 2022.
3. That, due to scrivener's error:
 - a. The legal descriptions contained in Exhibits A and B and attached to the Quitclaim Deed neglected to include the proper notations for degrees in the metes and bounds.
 - b. The legal description contained in Exhibit A and attached to the Quitclaim Deed contained one directional typographical error.
 - c. The legal descriptions contained in Exhibit D and Exhibit E and attached to the Quitclaim Deed should have been reversed.
4. That in order to ensure the intent of the document is properly made of record, the legal descriptions must be corrected.
5. That the correct legal descriptions for the real property located in Sheridan County, Wyoming are attached hereto.



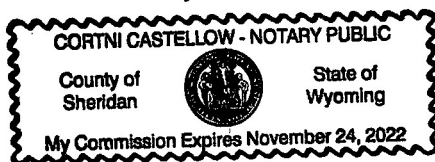
Further Affiant sayeth naught.

DATED this 22nd day of November, 2022.



Brendon E. Kerns

Subscribed and sworn to before me this 22nd day of November, 2022 by Brendon E. Kerns.

WITNESS my hand and official seal.



My Commission Expires: 11/24/2022


Notary Public



**AFFIDAVIT OF FACT
EXHIBIT 1**

**QUITCLAIM DEED #2022-781905
CORRECTED EXHIBIT A**

**GRANTORS' PROPERTY DESCRIPTION
BEFORE BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N08°17'34"W, 1011.35 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST 150 FEET OF THE SOUTH 1000 FEET OF SAID SE1/4SE1/4 AS DESCRIBED IN BOOK 454 OF DEEDS, PAGE 32; THENCE S00°14'12"W, 27.59 FEET ALONG THE WEST LINE OF SAID EAST 150 FEET OF THE SOUTH 1000 FEET TO A POINT; SAID POINT LYING ON THE CENTERLINE OF BIG GOOSE CREEK; THENCE S89°51'25"W, 30.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°00'25"W, 126.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S65°41'00"W, 37.99 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S50°31'00"W, 53.71 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S38°33'38"W, 124.16 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S11°24'43"W, 49.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S18°27'51"E, 41.40 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S36°12'53"E, 39.93 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S22°50'59"W, 56.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S47°52'17"W, 57.64 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S77°11'24"W, 64.74 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S72°32'25"W, 154.51 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°00'48"W, 75.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID CENTERLINE, N02°13'54"E, 159.08 FEET TO A POINT, SAID POINT LYING ON THE CENTERLINE OF AN ACCESS EASEMENT DESCRIBED IN BOOK 356 OF DEEDS, PAGE 577, THENCE N45°17'14"W, 72.61 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N56°59'32"W, 138.23 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N73°04'27"W, 119.25 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID ACCESS EASEMENT, N02°12'03"W, 271.40 FEET TO A POINT; THENCE N86°08'05"E, 127.32 FEET TO A POINT; THENCE N76°05'01"E, 153.00 FEET TO A POINT; THENCE N53°13'19"E, 102.26 FEET TO A POINT; THENCE S89°42'07"E, 521.65 FEET TO A POINT; THENCE S00°14'12"W, 127.67 FEET TO THE POINT OF BEGINNING OF SAID TRACT.]



**AFFIDAVIT OF FACT
EXHIBIT 2**

**QUITCLAIM DEED #2022-781905
CORRECTED EXHIBIT B**

**JAMES L. NELSON PROPERTY DESCRIPTION
BEFORE BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND BEING A PORTION OF THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N017°10'E A DISTANCE OF 66.22 FEET FROM THE EAST 1/16TH CORNER BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 55 NORTH, RANGE 85 WEST; THENCE N017°10'E A DISTANCE OF 271.56 FEET TO A POINT LYING IN THE CENTERLINE OF BIG GOOSE CREEK; THENCE N6233°31'E A DISTANCE OF 50.53 FEET ALONG THE CENTERLINE OF BIG GOOSE CREEK; THENCE N5025°31'E A DISTANCE OF 95.03 FEET ALONG SAID CENTERLINE; THENCE N7726°46'E A DISTANCE OF 223.41 FEET ALONG SAID CENTERLINE; THENCE S8147°45'E A DISTANCE OF 60.85 FEET ALONG SAID CENTERLINE; THENCE S4220°37'E A DISTANCE OF 50.63 FEET ALONG SAID CENTERLINE; THENCE N8914°17'E A DISTANCE OF 165.28 FEET ALONG SAID CENTERLINE; THENCE N5400°15'E A DISTANCE OF 70.41 FEET ALONG SAID CENTERLINE TO A POINT, SAID POINT BEING ON THE CENTERLINE OF A 20 FOOT WIDE ACCESS ROAD EASEMENT; THENCE LEAVING THE CENTERLINE OF BIG GOOSE CREEK, S1518°50'E A DISTANCE OF 39.43 FEET ALONG THE CENTERLINE OF SAID ACCESS ROAD EASEMENT; THENCE S235°22'E A DISTANCE OF 54.69 FEET ALONG SAID CENTERLINE; THENCE S2317°41'E A DISTANCE OF 204.80 FEET ALONG SAID CENTERLINE; THENCE S221°09'E A DISTANCE OF 124.61 FEET ALONG SAID CENTERLINE; THENCE, LEAVING SAID CENTERLINE, N8942°22'W A DISTANCE OF 753.08 FEET TO THE POINT OF BEGINNING.



2022-782766 11/23/2022 11:36 AM PAGE: 5 OF 6
FEES: \$27.00 SM AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**AFFIDAVIT OF FACT
EXHIBIT 3**

**QUITCLAIM DEED #2022-781905
CORRECTED EXHIBIT E**

**STEVEN NELSON AND AMANDA NELSON NEW DESCRIPTION
AFTER BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8. TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N08°17'56"W, 1011.03 FEET TO A POINT; THENCE N00°14'39" E, 127.67 FEET, THENCE N 89°41'40" W, 314.31 FEET TO THE POINT OF BEGINNING OF SAID TRACT,

THENCE S29°55'55"W, 266.73 FEET TO A POINT; THENCE S01°06'57" W, 231.86 FEET; THENCE S61°02'31"W, 154.55 FEET; THENCE N 45°16'47" W, 72.61 FEET; THENCE N56°59'05" W, 138.23 FEET; THENCE N 73°04'00" W, 119.25 FEET; THENCE N 02°11'36" W, 271.40 FEET; THENCE N86°08'32"E, 127.32 FEET; THENCE N 76°05'28"E, 153.00 FEET; THENCE N 53°13'46" E, 102.26 FEET; THENCE S 89°41'40" E, 207.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.22 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.



**AFFIDAVIT OF FACT
EXHIBIT 4**

**QUITCLAIM DEED #2022-781905
CORRECTED EXHIBIT D**

**JAMES L. NELSON NEW DESCRIPTION
AFTER BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND BEING A PORTION OF THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N 00°17'35" E A DISTANCE OF 66.22 FEET FROM THE EAST 1/16TH CORNER BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 55 NORTH, RANGE 85 WEST; THENCE N 00°17'35" E A DISTANCE OF 271.56 FEET TO A POINT LYING IN THE CENTERLINE OF BIG GOOSE CREEK; ALONG THE CENTERLINE OF GOOSE CREEK THE FOLLOWING 6 COURSES: N 62°33'56" E A DISTANCE OF 50.53 FEET; THENCE N 50°25'56" E A DISTANCE OF 95.03 FEET; THENCE N 77°27'11" E A DISTANCE OF 223.41 FEET; THENCE S 81°47'20" E A DISTANCE OF 60.85 FEET; THENCE S 42°20'12" E A DISTANCE OF 50.63 FEET; THENCE N 89°14'42" E A DISTANCE OF 165.21 FEET; THENCE LEAVING BIG GOOSE CREEK, N 02°14'21" E A DISTANCE OF 159.03 FEET TO A POINT; THENCE N 61°02'31" E A DISTANCE OF 154.55 FEET; THENCE N 01°06'57" E A DISTANCE OF 231.86 FEET; THENCE N29°55'55" E A DISTANCE OF 266.73 FEET; THENCE S 89°41'40" E A DISTANCE OF 314.31 FEET; THENCE S 00°14'39" W A DISTANCE OF 155.26 FEET TO A POINT ALONG THE CENTERLINE OF BIG GOOSE CREEK THE FOLLOWING 13 COURSES: S 89°51'52" W A DISTANCE OF 30.42 FEET; THENCE S 54°00'52" W A DISTANCE OF 126.82 FEET; THENCE S 65°41'27" W A DISTANCE OF 37.99 FEET; THENCE S 50°31'27" W A DISTANCE OF 53.71 FEET; THENCE S 36°34'05" W A DISTANCE OF 124.16 FEET; THENCE S 11°25'10" W A DISTANCE OF 49.42 FEET; THENCE S 18°27'24" E A DISTANCE OF 41.40 FEET; THENCE S 36°12'28" E A DISTANCE OF 39.93 FEET; THENCE S 22°51'26" W A DISTANCE OF 56.32 FEET; THENCE S 47°52'44" W A DISTANCE OF 57.64 FEET; THENCE S 77°11'51" W A DISTANCE OF 64.74 FEET; THENCE S 72°32'52" W A DISTANCE OF 154.51 FEET; THENCE S 54°03'08" W A DISTANCE OF 5.32 FEET; THENCE LEAVING BIG GOOSE CREEK; S 15°18'25" E A DISTANCE OF 39.42 FEET; THENCE S 02°34'57" E A DISTANCE OF 54.69 FEET; THENCE S 23°17'16" E A DISTANCE OF 204.80 FEET; THENCE S 02°20'44" E A DISTANCE OF 124.61 FEET; THENCE N 89°41'57" W A DISTANCE OF 753.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES MORE OR LESS.

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