

WARRANTY DEED

Normative Services, Inc., a Wyoming non-profit corporation, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to the **Community Impact, Inc.**, a Wyoming non-profit corporation, P.O. Box 2007, Sheridan, WY 82801, Grantee, all of the real estate situate in Sheridan County, State of Wyoming, and described on the attached Exhibit A,

Together with all fixtures, improvements thereon and all appurtenances thereto, including all appurtenant water and water rights, ditches and ditch rights, reservoirs and reservoir rights; subject to reservations, easements, covenants, and restrictions and rights-of-way of record,

Together with all mineral rights of any and all types owned or controlled by the Grantor in the lands, including, but not limited to, coal, hard rock minerals, oil, gas, hydrocarbons and gravel in and underlying and that may be produced from the lands,

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.

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

DATED this 28 day of September, 2021.

NORMATIVE SERVICES, INC., a
Wyoming non-profit corporation

By: Bob Rolston

Print Name: BOB ROLSTON

Title: PRESIDENT

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This foregoing document was acknowledged before me this 28th day of September, 2021, by Bob Rolston of **Normative Services, Inc.**, a Wyoming non-profit corporation.

WITNESS my hand and official seal.

Brian T. Thompson
Notarial Officer

My commission expires: 5-13-22

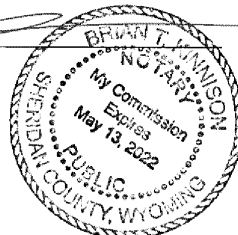


EXHIBIT A

Parcel 1:

Lots "D", "E", "H" and "X", and all that part of Lot "I" lying North and East of Big Goose Creek in the Guy Wood Ranch, a subdivision in Sheridan County, Wyoming.

ALSO

The S½NW¼ of Section 5, Township 55 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming.

ALSO

All that part of Lot "I" lying South of the center of Big Goose Creek, of the Guy Wood Ranch, a subdivision in Sheridan County, Wyoming.

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in Warranty Deed recorded May 20, 1981 in Book 257, Page 354.

Parcel 2:

A tract of land being that portion of Lots "F" and "G" of the Guy Wood Ranch, a subdivision in Sheridan County, Wyoming, described as follows:

Beginning at the Southeast corner of said Lot "F", running thence North along the East line of said Lot, 173.7 feet to a point; thence West at an angle of 90° from said East line 520 feet to a point; thence South parallel to said East line of Lot "F" 412.8 feet, more or less, to the South line of Lot "G" and thence Northeasterly along the South line of said Lot's "F" and "G" to the point of beginning.

Parcel 3:

Lot E-1 of the Brayton Minor Subdivision being an Amended Plat of Lot E of the Guy Wood Ranch Subdivision, Sheridan County, Wyoming.

Parcel 4:

A tract of land situated in Lot "A" of the Subdivision of Perkins Ranch, being a subdivision in Sheridan County, Wyoming, described as follows:

Beginning at the Southwest corner of said Lot "A", which point is in the center of the channel of Big Goose Creek; thence downstream, along the center of said creek, S67°25'E, 341.1 feet to a point; thence S16°29'E, 306.9 feet to a point; thence S78°53'E, 204.7 feet to the Southeast corner of said Lot "A"; thence leaving the center of said Big Goose Creek, N1°34'W, 1741.1 feet, along the East line of said Lot "A", to a point; thence S88°52'W, 578.4 feet to a point; and thence S1°02'E, 1264.5 feet to the point of beginning.

ALSO

A tract of land situated in Lot "A" of the Subdivision of Perkins Ranch, being a subdivision in Sheridan County, Wyoming, described as follows:

That part of Lot "A" beginning at a point located N1°02'W, 1113.88 feet from the Southwest corner of Lot A, Perkins Ranch Subdivision; thence N88°52'E, 579.80 feet; thence N1°34'W, 150.62 feet; thence S88°52'W, 578.40 feet; thence S1°02'E, 150.62 feet to the point of beginning.

Parcel 5:

Lot "B" of the Subdivision of Perkins Ranch, a subdivision in Sheridan County, Wyoming filed in Book A of Plats, Number 87 in the Office of the Sheridan County Clerk.

ALSO

A tract of land located in the NE¼ of Section 6, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Commencing at a point 660 feet West of the Northeast corner of the SE¼NE¼ of Section 6, Township 55 North, Range 84 West of the Sixth Principal Meridian; thence West 220 feet; thence North 32° West 225 feet; thence South 55°15' West 390 feet; thence North 68°15' West 350 feet; thence North 2°30' West 280 feet; thence North 68°30' East 630 feet; thence South 47° East 620 feet, more or less, to the East line of the West half of Lot 1 of said Section 6; thence South on said line to the point of beginning.

ALSO

A parcel of land located in and being a portion of Lot 1 and Lot 2, Section 6, T.55N, R.84W. of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the centerline of Big Goose Creek from which an aluminum cap marking the center-east one-sixteenth corner of said Section 6 bears S12°45'35"E, a distance of 1464.78 feet; thence along said centerline of Big Goose Creek for the next eleven calls S48°27'05"W, a distance of 67.31 feet; thence S72°50'35"W, a distance of 33.69 feet; thence N77°44'45"W, a distance of 47.66 feet; thence N32°12'33"W, a distance of 56.30 feet; thence N09°45'41"E, a distance of 132.74 feet; thence N28°43'55"E, a distance of 130.19 feet; thence N35°12'22"E, a distance of 152.33 feet; thence N63°35'08"E, a distance of 188.20 feet; thence N67°09'18"E, a distance of 147.98 feet; thence N71°08'32"E, a distance of 106.17 feet; thence S77°10'24"E, a distance of 135.37 feet to a point from which said aluminum cap marking the center-east one-sixteenth corner of said Section 6 bears S06°40'06"W, a distance of 1959.85 feet; thence departing said centerline of Big Goose Creek S68°17'54"W, a distance of 625.96 feet; thence S02°42'06"E, a distance of 280.00 feet, thence S68°27'06"E, a distance of 18.60 feet to the Point-of-Beginning.

ALSO

A parcel of land located in and being a portion of Lot 1, Section 6, T.55N., R.84W. of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a point on the centerline of Big Goose Creek from which an aluminum cap marking the center-east one-sixteenth corner of said Section 6 bears S16°05'34"W, a distance of 1776.04 feet; thence N47°12'06"W, a distance of 351.07 feet to a point on said centerline of Big Goose Creek from which an aluminum cap marking the center-east one-sixteenth corner of said Section 6 bears S06°52'51"W, a distance of 1959.08 feet; thence along said centerline of Big Goose Creek for the next five calls S77°10'24"E, a distance of 3.36 feet; thence S63°41'05"E, a distance of 140.52 feet; thence S48°52'59"E, a distance of 114.52 feet; thence S48°52'59"E, a distance of 35.46 feet; thence S11°17'35"E, a distance of 78.39 feet to the Point-of-Beginning.

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in Warranty Deed recorded May 20, 1981 in Book 257, Page 359.

Parcel 6:

A tract of land in the SE¼NE¼ Section 6, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the N1/16 corner of said Section 6 and Section 5; thence along the North line of said SE¼NE¼ of Section 6, S89°17'07"W for a distance of 544.59 feet to a point on an existing fence; thence along said existing fence, S02°20'43"E for a distance of 233.10 feet; thence leaving said fence, N86°10'24"E for a distance of 470.56 feet; thence N70°20'54"E for a distance of 72.68 feet to a point on the East line of said Section 6; thence along said East line, N00°54'55"W for a distance of 183.88 feet to the point of beginning.

ALSO

A Parcel of land located in and being a portion of SE1/4NE1/4, Section 6, T.55N., R.84W. of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at an aluminum cap and an existing barbed-wire fence from which an aluminum cap marking the center-east one-sixteenth corner of said Section 6 bears S40°08'13"W, a distance of 1548.99 feet; thence along the southeasterly line of the Parcel being described S74°34'58"W, a distance of 26.60 to an aluminum cap; thence along the southwesterly line of the Parcel being described N85°01'10"W, a distance of 38.66 feet to an aluminum cap; thence along the northerly line of the parcel being described N86°41'11"E, a distance of 64.27 feet to the Point-of-Beginning.

EXCEPTING THEREFROM that certain parcel of land conveyed to Bow & Arrow Ranch, Inc., a Wyoming corporation in Quitclaim Deed recorded September 29, 2021 on Document # 2021-772842.

NO. 2021-772845 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109