

WHEN RECORDED RETURN TO:

Rail Road Land & Cattle Limited Liability Company
Attn: David Sorenson
1851 North Main Street
Sheridan, Wyoming 82801

QUITCLAIM DEED

QWEST CORPORATION, a Colorado corporation, formerly known as US WEST Communications, Inc., formerly known as The Mountain States Telephone and Telegraph Company (“**Grantor**”), whose street address is 931 14th Street, Suite 103, Denver, Colorado 80202, Attention: Vice President of Real Estate, for the consideration of Ten and No/100^{ths} Dollars and No Cents (\$10.00), hereby quitclaims to **RAIL ROAD LAND & CATTLE LIMITED LIABILITY COMPANY**, a Wyoming limited liability company (“**Grantee**”), whose street address is 1851 North Main Street, Sheridan, Wyoming 82801, Attention: David Sorenson, the following real property in the County of Sheridan and State of Wyoming (the “**Property**”):

See the legal description set forth on **Exhibit A** attached hereto and by this reference incorporated herein.

with all its appurtenances and any after-acquired title of Grantor, but without warranties of title.

NEITHER GRANTOR NOR ANYONE ON GRANTOR’S BEHALF, HAS MADE, AND GRANTOR DOES HEREBY SPECIFICALLY NEGATE AND DISCLAIM, ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (a) THE VALUE, NATURE, QUALITY, PHYSICAL OR ANY OTHER CONDITION OF THE PROPERTY; (b) THE INCOME TO BE DERIVED FROM THE PROPERTY; (c) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY OR PLANS TO CONDUCT THEREON; (d) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, ORDERS, DECISIONS OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (e) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (f) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE PROPERTY; (g) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (h) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY AND GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL LAW OR PROTECTION, POLLUTION OR LAND USE, ZONING OR DEVELOPMENT OR REGIONAL IMPACT LAWS, RULES, REGULATIONS, ORDERS, DECISIONS OR REQUIREMENTS. GRANTOR HAS NOT PERFORMED ANY INSPECTIONS OR PROVIDED ANY INFORMATION TO GRANTEE. FURTHER, GRANTOR CONVEYS THE

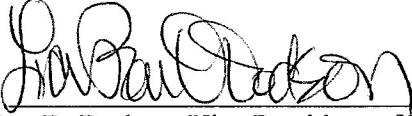
PROPERTY TO GRANTEE IN ITS "AS IS," "WHERE IS" AND "WITH ALL FAULTS" CONDITION AS OF THE CLOSING AND WITH A WAIVER OF ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR ARISING FROM OR RELATED TO THE PROPERTY. ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF THE INFORMATION AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, WARRANTIES OR INFORMATION PERTAINING TO THE PROPERTY OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY BY GRANTOR IS MADE ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" CONDITION AND BASIS. NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE ACKNOWLEDGEMENTS, DISCLAIMERS AND WAIVERS CONTAINED IN THIS QUITCLAIM DEED WILL SURVIVE THE RECORDING OF THIS QUITCLAIM DEED.

Signed the 21st day of August, 2023.

GRANTOR:

Qwest Corporation, a Colorado corporation

By:


LaRae D. Dodson, Vice President of Real Estate
and Fleet

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 21st day of August, 2023, by LaRae D. Dodson as Vice President of Real Estate and Fleet of Qwest Corporation, formerly known as US WEST Communications, Inc., formerly known as The Mountain States Telephone and Telegraph Company.

My commission expires: 5/29/24.

Witness my hand and official seal.

[Seal]

Mary Kay Engel
Notary Public

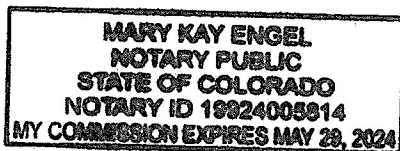


Exhibit A to Quitclaim Deed

Legal Description of the Property

The Land referred to hereinbelow situated in the County of Sheridan, State of Wyoming, and described as follows:

Lot 2 of RRL&C 3 Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming as recorded in Plat Book R, on Page 51.

Grantor makes no representation or warranty regarding title to or ownership of the Property or the number of acres included in the Property to be conveyed.