

## WARRANTY DEED

Excalibur Construction, Inc., a Wyoming corporation, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Steven T. Ough and Linda R. Ough, Trustees of The Steven and Linda Ough Trust, dated April 1, 2022, GRANTEES, whose address is 11 Town Dr. Buffalo WY 82834 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:

See Exhibit "A" attached hereto.

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 our hands this 2 day of May, 2023.

Excalibur Construction, Inc., a Wyoming corporation

BY: Andrew McFaul  
Andrew McFaul, President

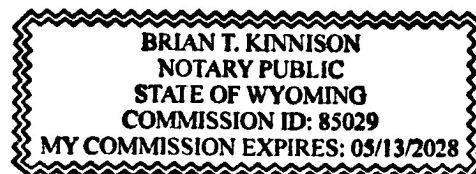
STATE OF Wy )  
COUNTY OF Sheridan )ss.  
)

This instrument was acknowledged before me on the 2<sup>nd</sup> day of May, 2023 by Andrew McFaul, President of Excalibur Construction, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28





## EXHIBIT A

TRACT 12, BLACK TOOTH RANCHES:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4), THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2NE1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF SECTION 31, TOWNSHIP 57 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF THE SAID SECTION 31 MONUMENTED WITH A BRASS CAP PER BLM SURVEY, THENCE N 89°04'36" E, 1320.96 FEET ALONG THE SOUTH LINE OF THE NORTHWESTERN QUARTER (NW1/4) OF SECTION 31 TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 00°24'49" W, 168.94 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4), THENCE N 89°04'36" E, 2695.10 FEET TO THE CENTERLINE OF AN ACCESS EASEMENT DESCRIBED AS SOUTHERN EASEMENT ON EXHIBIT RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK RECORD #2021-774272; THENCE S 06°40'49" W, 145.35 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1011.44', AN ARC LENGTH OF 121.55 FEET, A CENTRAL ANGLE OF 06°53'07", A CHORD BEARING OF S 03°14'15" E, AND A CHORD LENGTH OF 121.47 FEET; THENCE S 00°12'18" E, 1303.09 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF AN ACCESS EASEMENT DESCRIBED AS WESTERN EASEMENT BY SAID EXHIBIT; THENCE S 89°21'56" W, 1095.30 FEET ALONG SAID CENTERLINE OF WESTERN EASEMENT; THENCE N 00°13'30" E, 427.04 FEET; THENCE S 89°04'36" W, 1584.28 FEET TO A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4); THENCE N 00°11'25" E, 966.98 FEET ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4) TO THE POINT OF BEGINNING.

AND

TRACT 13, BLACK TOOTH RANCHES:

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) OF SECTION 31, TOWNSHIP 57 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 31, BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 00°11'53" E, 2712.10 FEET ALONG THE EAST LINE OF SAID SECTION 31, TO THE SAID CENTERLINE OF AN



ACCESS EASEMENT DESCRIBED AS SOUTHEASTERN EASEMENT ON EXHIBIT RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK RECORD #2021-774272; THENCE S 89°40'08" W, 887.82 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 186.60 FEET, A CENTRAL ANGLE OF 61°05'36", A CHORD BEARING OF N 59°47'04" W, AND A CHORD DISTANCE OF 177.88 FEET; THENCE N 29°14'16" W, 512.04 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 126.68 FEET, A CENTRAL ANGLE OF 29°01'58", A CHORD BEARING OF N 14°43'17" W, AND A CHORD DISTANCE OF 125.33; THENCE N 00°12'18" W, 639.00 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF EASEMENT DESCRIBED AS SOUTHERN EASEMENT ON SAID EXHIBIT RECORD #2021-774272; THENCE N 00°12'18" W, 1303.09 FEET ALONG SAID SOUTHERN EASEMENT CENTERLINE; THENCE CONTINUING ALONG SAID SOUTHERN EASEMENT CENTERLINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1011.44 FEET, AN ARC LENGTH OF 121.55 FEET, A CENTRAL ANGLE OF 06°53'07", A CHORD BEARING OF N 03°14'15" E AND A CHORD DISTANCE OF 121.47 FEET; THENCE N 89°04'36" E, 1314.26 FEET; THENCE S 00°12'38" E, 24.87 FEET ALONG SAID EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING.

AND

TRACT 14, BLACK TOOTH RANCHES:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/4) OF SECTION 32, TOWNSHIP 57 NORTH, RANGE 83 WEST, ALSO IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER (W1/4) OF SECTION 32 SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 89°03'44" E, 1317.71 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 32; THENCE S 00°35'36" E, 1584.17 FEET ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW); THENCE S 12°07'14" W, 1327.29 FEET TO THE CENTERLINE OF AN EASEMENT DESCRIBED AS SOUTHEASTERN EASEMENT IN THE EXHIBIT RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK RECORD #2021-774272; THENCE N 73°57'15" W, 302.23 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1699 FEET, AN ARC LENGTH OF 485.80 FEET, A DELTA OF 16°22'36" AND A CHORD OF N 82°08'31" W, 484.15 FEET; THENCE S 89°40'08" W, 275.79 FEET ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N 00°11'53" W, 2712.10 FEET ALONG THE WEST LINE OF SAID SECTION 32 TO THE POINT OF BEGINNING.



AND

TRACT 22, BLACK TOOTH RANCHES:

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4) AND THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2SE1/4) OF SECTION 31, TOWNSHIP 57 NORTH, RANGE 83 WEST AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER SAID SECTION 1, MONUMENTED WITH A BRASS CAP PER BLM SURVEY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 89°37'03" E, 366.72 FEET ALONG THE NORTH LINE OF SAID SECTION 1; THENCE LEAVING SAID NORTH LINE N 00°11'25" E, 1704.11 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE N 89°04'36" E, 1584.28 FEET; THENCE S 00°13'30" W, 427.04 FEET TO THE CENTERLINE OF AN EASEMENT DESCRIBED AS THE WESTERN EASEMENT ON EXHIBIT RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK RECORD NUMBER 2021-774272; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH 62.39 FEET, A CENTRAL ANGLE OF 71°29'17", A CHORD BEARING OF S 53°37'17" W AND A CHORD DISTANCE OF 58.42 FEET; THENCE S 17°52'38" W, 189.77 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 80.59 FEET, A CENTRAL ANGLE OF 23°05'16", A CHORD BEARING OF S 06°20'00" W AND A CHORD DISTANCE OF 80.05 FEET; THENCE S 05°12'38" E, 102.08 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 114.74 FEET, A CENTRAL ANGLE OF 37°34'01", A CHORD BEARING OF S 13°34'22" W AND A CHORD DISTANCE OF 112.70 FEET; THENCE S 32°21'23" W, 114.69 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 120.24 FEET, A CENTRAL ANGLE OF 27°33'25", A CHORD BEARING OF S 18°34'40" W AND A CHORD DISTANCE OF 119.08 FEET; THENCE S 04°47'58" W, 307.28 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 170.01 FEET, A CENTRAL ANGLE OF 55°39'37", A CHORD BEARING OF S 32°37'47" W AND A CHORD DISTANCE OF 163.40; THENCE S 60°27'35" W, 327.66 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 368.89 FEET, AN ARC LENGTH OF 606.58, A CENTRAL ANGLE OF 94°12'49", A CHORD BEARING OF S 13°21'11" W AND A CHORD DISTANCE OF 540.51 FEET; THENCE S 33°45'13" E, 107.21 FEET ALONG SAID CENTERLINE; THENCE LEAVING SAID CENTERLINE S 69°13'15" W, 1343.01



FEET TO THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (NW1/4NE1/4) OF SAID SECTION 1; THENCE N 00°13'29" W, 1105.51 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AND

TRACT 24, BLACK TOOTH RANCHES:

A TRACT OF LAND WITHIN THE NORTHEAST (NE1/4) QUARTER, SECTION 1, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 1, MONUMENTED WITH A 2" LEADED PIPE PER BLM SURVEY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 00°13'29" W, 1490.09 FEET ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 1; THENCE LEAVING SAID CENTERLINE, N 69°13'15" E, 1343.01 FEET TO A POINT ON THE CENTERLINE OF THE ACCESS EASEMENT DESCRIBED AS WESTERN EASEMENT ON EXHIBIT RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK RECORD NUMBER 2021-774272; THENCE S 33°45'13" E, 2410.95 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4); THENCE N 89°09'32" W, 2589.66 FEET ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.

**NO. 2023-785353 WARRANTY DEED**

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