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FEES: \$21.00 IH WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Hardy H. Tate and Patrice Inserra Tate, Trustees of the Hardy Tate Ranch Land Revocable Trust dated March 26th, 2020 and Susan J. Davies Tate, GRANTORS, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, **Wymont Ranch 2, LLC, a Colorado limited liability company,** whose address is 624 Williams St, Denver, CO 80209, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit A attached hereto

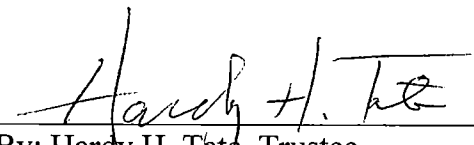
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging;

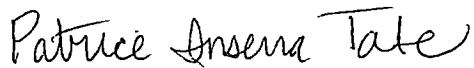
Together with any and all water, water rights, ditch and ditch rights, and other irrigation rights owned by Sellers or appertaining to the above described lands;

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record.

Witness our hands this 12th day of January, 2021.

THE HARDY TATE RANCH LAND
REVOCABLE TRUST DATED MARCH 26TH, 2020


By: Hardy H. Tate, Trustee


By: Patrice Inserra Tate, Trustee



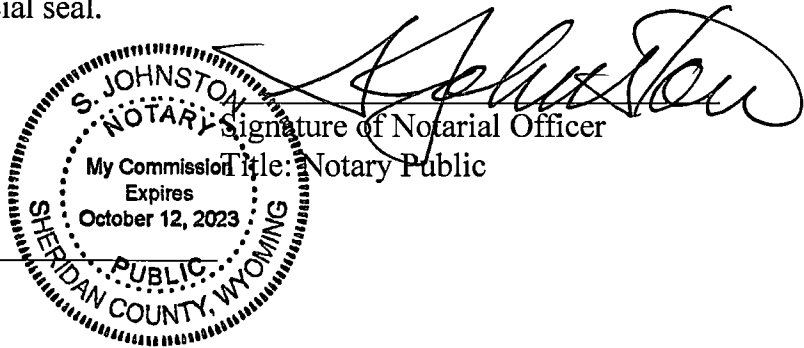
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State of WYOMING)
)ss
County of SHERIDAN)

On this 12th day of January, 2021, before me personally appeared Hardy H. Tate and Patrice Inserra Tate, to me personally known, who, being by me duly sworn, did say that they are the Trustees of the Hardy Tate Ranch Land Revocable Trust dated March 26th, 2020, that this instrument was signed on behalf of the Trust, that the Trustees had the authority under the terms of the written trust instrument, and that the Trustees acknowledged the instrument to be free act and deed of the Trust.

Witness my hand and official seal.

My Commission Expires _____



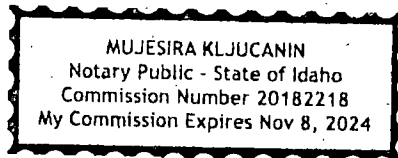


Susan J. Davies Tate
Susan J. Davies Tate

State of Idaho)
)ss
County of Twin Falls)

11th The foregoing instrument was acknowledged before me by Susan J. Davies Tate, this
day of January, 2021.

Witness my hand and official seal.



Mujesira Kljucanin
Signature of Notarial Officer
Title: Notary Public

My Commission Expires Nov 8, 2024

Exhibit A – Legal Description

A tract of land situated in the NE¼ of Section 6, Township 55 North, Range 85 West, and in the SE¼ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

BEGINNING at the southeast corner of said Section 31 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S00°34'43"W, 537.95 feet along the east line of Lot 1 (NE¼NE¼) of said Section 6, Township 55 North, Range 85 West to a point (Monumented with a 1½" Aluminum Cap per PLS 6594); thence S44°41'09"W, 1328.93 feet to a point (Monumented with a 1½" Aluminum Cap per PLS 6594); thence N82°21'38"W, 908.11 feet to a point (Monumented with a 1½" Aluminum Cap per PLS 6594); thence N40°23'00"W, 754.88 feet to a point (Monumented with a 1½" Aluminum Cap per PLS 2615); thence N10°13'25"W, 140.23 feet to a point (Monumented with a 1½" Aluminum Cap per PLS 2615); thence N39°44'54"W, 474.90 feet to a point (Monumented with a 1½" Aluminum Cap per PLS 6594), said point lying on the west line of Lot 2 (NW¼NE¼); thence N00°45'33"E, 281.79 feet along said west line of Lot 2 (NW¼NE¼) to a point (Monumented with a 3¼" Aluminum Cap per PLS 6594), said point being the south quarter corner of said Section 31; thence N02°50'27"W, 860.78 feet along the west line of the SW¼SE¼ of said Section 31 to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N89°01'27"E, 73.22 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N07°18'20"W, 48.80 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N72°08'09"E, 162.55 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N43°50'40"E, 147.85 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N77°02'23"E, 203.30 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N12°49'55"W, 77.11 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N80°33'51"E, 689.71 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N21°32'52"W, 276.36 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N11°38'23"E, 173.97 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N27°51'57"E, 343.49 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N43°59'08"E, 229.21 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N72°34'56"E, 130.21 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence S87°02'43"E, 192.11 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N50°43'26"E, 296.63 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N70°48'54"E, 234.75 feet to a point (Set with a 2" Aluminum Cap per PLS 2615); thence N80°20'08"E, 176.86 feet to a point (Set with a 2" Aluminum Cap per PLS 2615), said point lying on the east line of said NE¼SE¼, and being S07°09'14"E, 706.94 from the east quarter corner of said Section 31 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S07°09'14"E, 2537.04 feet along said east line of said Section 31 to the POINT OF BEGINNING of said tract (said tract is purported to contain 169.85 acres of land, more or less).

TOGETHER WITH an easement for access reserved in that certain Warranty Deed (described on Exhibit B thereof), recorded January 10, 2003, in Book 440, Pages 249-255.