



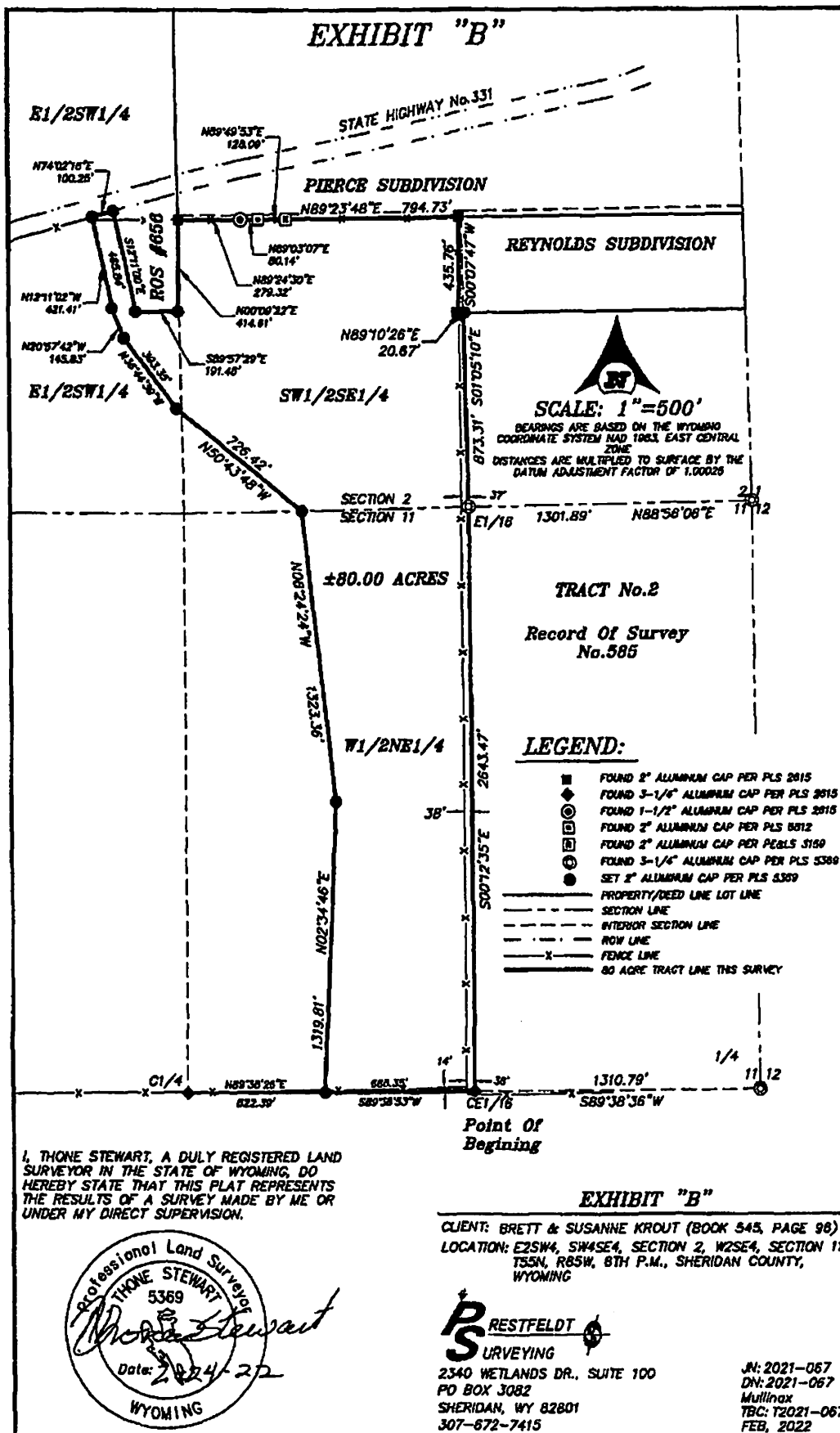
EXHIBIT "A"

A tract of land situated in the E $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 2, W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 11 Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

BEGINNING at the southeast corner of said W $\frac{1}{2}$ NE $\frac{1}{4}$, said point also being the southwest corner of Tract No. 2 of Record of Survey No. 585 AKA Big Goose Estates (monumented with a 3-1/4" aluminum cap per PLS 2615);
thence S89°38'53"W, 688.35 feet along the south line of said W $\frac{1}{2}$ NE $\frac{1}{4}$ of to a 2" aluminum cap per PLS 5369;
thence N02°34'46"E, 1319.81 feet to a 2" aluminum cap per PLS 5369;
thence N06°24'24"W, 1323.36 feet to a 2" aluminum cap per PLS 5369;
thence N50°43'48"W, 726.42 feet to a 2" aluminum cap per PLS 5369;
thence N36°44'39"W, 393.35 feet to a 2" aluminum cap per PLS 5369;
thence N20°57'42"W, 145.83 feet to a 2" aluminum cap per PLS 5369;
thence N12°11'02"W, 421.41 feet to a 2" aluminum cap per PLS 5369 to a point on the south right of way line of State Highway No. 331;
thence N74°02'16"E, 100.25 feet along said south right of way line to a 2" aluminum cap per PLS 5369 lying on the east line of Tract No. 2 of Record of Survey No. 656;
thence S12°11'00"E, 465.84 feet along said east line and the west line of Tract No. 1 of Record of Survey No. 656 to a 2" aluminum cap per PLS 5369;
thence S89°57'29"E, 191.46 feet along the south line of said Tract No. 1 to a 2" aluminum cap per PLS 5369;
thence N00°09'22"E, 414.61 feet along the east line of said Tract No. 1 to a 2" aluminum cap per PLS 2615, being the southwest corner of the Pierce Subdivision;
thence N89°24'30"E, 279.32 feet along the south line of said Pierce Subdivision to a 1½" aluminum cap per PLS 2615;
thence N89°03'07"E, 80.14 feet along said south line to a 2" aluminum cap per PLS 6812;
thence N89°49'53"E, 128.09 feet along said south line to a 2" aluminum cap per PE&LS 3159;
thence N89°23'48"E, 794.73 feet along said south line to a 2" aluminum cap per PLS 2615 being the northwest corner of the Reynolds Subdivision;
thence S00°07'47"W, 435.76 feet along the west line of said Reynolds Subdivision to a 2" aluminum cap per PLS 2615 being the southwest corner of said Reynolds Subdivision;
thence N89°10'26"E, 20.67 feet along the south line of said Reynolds Subdivision to a 2" aluminum cap per PLS 5369 lying on the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ and being the northwest corner of said Tract No. 2 of Record of Survey No. 585;
thence S01°05'10"E, 873.31 feet along the west line of said Tract No. 2 and the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to a 2" aluminum cap per PLS 5369 being the southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$;
thence S00°12'35"E, 2643.47 feet along the east line of said W $\frac{1}{2}$ NE $\frac{1}{4}$ and the west line of said Tract No. 2 to the **POINT OF BEGINNING**.

Said tract contains 80.00 acres more or less.

Bearings are based on the Wyoming Coordinate System, NAD 1983, East Central Zone.
Distances are multiplied to surface by the Datum Adjustment Factor of 1.00025.



NO. 2022-778263 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801