

QUITCLAIM DEED

FUN, LLC, a Wyoming limited liability company ("Grantor") conveys and quitclaims to Neltje, as Trustee of the Neltje Revocable Trust dated May 10, 1994 ("Grantee") whose address is 11 Lower Piney Creek Road, Banner, WY 82832 the property described on attached Exhibit A.

This deed is executed to clarify the Quitclaim Deed recorded in Book 556 of Deeds at Page 391 in the Office of the County Clerk of Sheridan County, Wyoming. The property described in Book 556 of Deeds at Page 394 was part of the property excepted from the property being conveyed to FUN, LLC, and this deed is signed and delivered to clarify the intention of the parties.

Dated this 6<sup>th</sup> day of January, 2020.

[Signature]  
Neltje, as Trustee of the Neltje Revocable  
Trust dated May 10, 1994

FUN, LLC

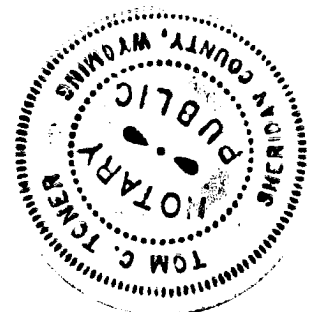
By: [Signature]  
Neltje, individually and as Trustee of the Neltje  
Revocable Trust dated May 10, 1994, manager  
and member

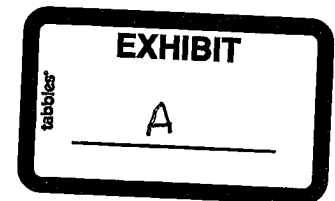
State of Wyoming                    )  
  ) ss  
County of Sheridan                )

This instrument was acknowledged before me this 6<sup>th</sup> day of January, 2020 by Neltje, as Trustee of the Neltje Revocable Trust dated May 10, 1994 and by Neltje, individually and as Trustee of the Neltje Revocable Trust dated May 10, 1994, as manager and member of FUN, LLC. Witness my hand and official seal.

[Signature]  
Notary Public

My commission expires: Nov 26, 2021





A TRACT OF LAND LOCATED IN A PART OF THE NW¼SW¼, NE¼SW¼, SE¼SW¼, NW¼SE¼ AND THE SW¼SE¼, SECTION 11, TOWNSHIP 53 NORTH, RANGE 82 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED NORTH 59°01'13" WEST A DISTANCE OF 4963.22 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11, SAID POINT BEING LOCATED ON THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NO. 14 AND THE EAST RIGHT OF WAY OF LOWER PINEY CREEK ROAD 149; THENCE WITH THE SOUTH RIGHT OF WAY OF SAID STATE HIGHWAY NO. 14 SOUTH 51°08'19" EAST, A DISTANCE OF 925.41 FEET TO THE TS (TANGENT TO SPIRAL) OF A SPIRAL CURVE WITH A CHORD OF SOUTH 52°58'03" EAST A DISTANCE OF 316.32 FEET TO THE SC (SPIRAL TO CURVE); THENCE WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 889.16 FEET, A RADIUS OF 1689.63 FEET, A CHORD BEARING OF SOUTH 71°39'39" EAST A CHORD LENGTH OF 878.93 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY SOUTH 03°18'55" WEST A DISTANCE OF 227.92 FEET TO A POINT ON THE WEST BANK OF PINEY CREEK; THENCE SOUTH 01°04'54" WEST A DISTANCE OF 12.58 FEET TO A POINT; THENCE SOUTH 16°29'34" WEST A DISTANCE OF 16.15 FEET TO A POINT; THENCE SOUTH 06°18'04" EAST A DISTANCE OF 20.13 FEET TO A POINT; THENCE SOUTH 08°30'28" EAST A DISTANCE OF 5.75 FEET TO A POINT; THENCE SOUTH 18°09'23" EAST A DISTANCE OF 8.59 FEET TO A POINT; THENCE SOUTH 35°28'47" EAST A DISTANCE OF 5.92 FEET TO A POINT; THENCE SOUTH 04°25'30" EAST A DISTANCE OF 116.04 FEET TO A POINT; THENCE SOUTH 27°39'41" EAST A DISTANCE OF 11.51 FEET TO A POINT; THENCE SOUTH 12°24'02" EAST A DISTANCE OF 14.73 FEET TO A POINT; THENCE SOUTH 05°49'15" WEST A DISTANCE OF 20.10 FEET TO A POINT; THENCE SOUTH 11°41'59" EAST A DISTANCE OF 38.21 FEET TO A POINT; THENCE SOUTH 09°26'20" EAST A DISTANCE OF 18.91 FEET TO A POINT; THENCE SOUTH 08°03'41" WEST A DISTANCE OF 19.85 FEET TO A POINT; THENCE SOUTH 43°42'13" WEST A DISTANCE OF 12.88 FEET TO A POINT; THENCE SOUTH 17°18'50" WEST A DISTANCE OF 11.79 FEET TO A POINT; THENCE SOUTH 16°56'31" EAST A DISTANCE OF 11.43 FEET TO A POINT; THENCE LEAVING SAID WEST BANK OF PINEY CREEK SOUTH 41°45'21" WEST A DISTANCE OF 14.28 FEET TO A POINT; THENCE SOUTH 48°36'43" WEST A DISTANCE OF 6.69 FEET TO A POINT; THENCE SOUTH 01°30'41" EAST A DISTANCE OF 2.84 FEET TO A POINT; THENCE SOUTH 50°19'04" EAST A DISTANCE OF 3.71 FEET TO A POINT; THENCE SOUTH 07°02'45" WEST A DISTANCE OF 3.66 FEET TO A POINT; THENCE SOUTH 63°59'08" WEST A DISTANCE OF 4.36 FEET TO A POINT; THENCE SOUTH 14°19'27" WEST A DISTANCE OF 5.13 FEET TO A POINT; THENCE SOUTH 23°37'48" EAST A DISTANCE OF 3.53 FEET TO A POINT; THENCE SOUTH 48°40'32" EAST A DISTANCE OF 11.78 FEET TO A POINT ON THE WEST BANK OF PINEY CREEK; THENCE SOUTH 33°10'18" WEST A DISTANCE OF 7.18 FEET TO A POINT; THENCE SOUTH 27°48'47" WEST A DISTANCE OF 20.16 FEET TO A POINT; THENCE SOUTH 16°12'43" WEST A DISTANCE OF 43.06 FEET TO A POINT; THENCE SOUTH 08°46'01" WEST A DISTANCE OF 24.04 FEET TO A POINT; THENCE SOUTH 10°19'31" WEST A DISTANCE OF 75.35 FEET TO A POINT; THENCE SOUTH 03°49'56" EAST A DISTANCE OF 17.36 FEET TO A POINT; THENCE SOUTH 01°33'10" EAST A DISTANCE OF 53.33 FEET TO A POINT; THENCE LEAVING SAID WEST BANK OF PINEY CREEK SOUTH 70°33'54" WEST A DISTANCE OF 209.85 FEET TO A POINT; THENCE NORTH 85°04'15" WEST A DISTANCE OF 181.15 FEET TO A FENCE CORNER; THENCE NORTH 41°04'31" WEST A DISTANCE OF 383.02 FEET TO A FENCE CORNER; THENCE NORTH 40°51'23" WEST A DISTANCE OF 183.46 FEET TO A FENCE CORNER; THENCE NORTH 42°36'18" WEST A DISTANCE OF 14.63 FEET TO A FENCE CORNER; THENCE NORTH 60°22'00" WEST A DISTANCE OF 496.95 FEET TO A FENCE CORNER; THENCE NORTH 67°32'39" WEST A DISTANCE OF 795.03 FEET TO A FENCE CORNER; THENCE NORTH 09°55'55" WEST A DISTANCE OF 417.82 FEET TO A FENCE CORNER; THENCE NORTH 21°39'28" EAST A DISTANCE OF 36.52 FEET TO A FENCE CORNER; THENCE NORTH 80°31'44" WEST A DISTANCE OF 79.75 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 149; THENCE WITH SAID EAST RIGHT OF WAY NORTH 23°24'12" EAST A DISTANCE OF 109.09 FEET TO THE TS (TANGENT TO SPIRAL) OF A SPIRAL CURVE WITH A CHORD OF NORTH 26°02'31" EAST A DISTANCE OF 195.68 FEET TO THE SC (SPIRAL CURVE); THENCE WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 5.73 FEET, A RADIUS OF 686.22 FEET, A CHORD BEARING OF NORTH 31°38'43" EAST A CHORD LENGTH OF 5.73 FEET THE CS (CURVE OF SPIRAL) OF A SPIRAL CURVE WITH A CHORD OF NORTH 37°14'55" EAST A DISTANCE OF 195.68 FEET TO THE ST (SPIRAL TO TANGENT); THENCE NORTH 39°53'14" EAST A DISTANCE OF 73.49 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 39.31 ACRES, MORE OR LESS.

**NO. 2020-755054 QUITCLAIM DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
YONKEE & TONER P O BOX 6288  
SHERIDAN WY 82801