



WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, John E. Rice & Sons, Inc., a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants unto Sings With The Eagle, LLC, a Wyoming limited liability company, whose address is P.O. Box 4064, Sheridan, WY 82801 (referred to herein as "Grantee"), the following described real property 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:

See Exhibit A-1 ("Jellis" Parcel) and Exhibit A-2 ("Preserve" Parcel) attached hereto, which Exhibits are expressly incorporated herein by this reference.

TOGETHER WITH all improvements, privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition.

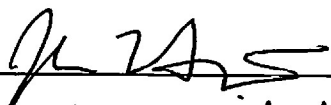
SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, and subject to building, zoning, and subdivision regulations.

Notwithstanding anything to the contrary herein, Grantor makes no warranties or representations with respect to water rights pertaining to the above-described lands, or the validity thereof, or with respect to the means of conveyance, point of diversion, or ditch rights pertaining to said water rights, if any, or otherwise with respect to irrigation of the said lands.

DATED this 18 day of November, 2021.

Grantor:

John E. Rice & Sons, Inc., a Wyoming corporation

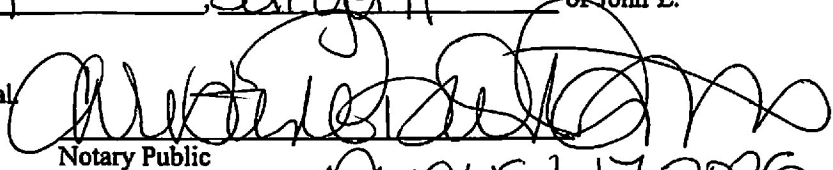
By: 
Title: Vice President



STATE OF NY)
COUNTY OF Kings : ss.

The foregoing instrument was acknowledged before me this 18 day of November, 2021, by John Sargent of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.


Notary Public
My commission expires: August 17, 2025

Christine Biondolillo
Notary Public, State of New York
No. 01B16210426
Qualified in Kings County
Commission Expires Aug. 17, 2025



EXHIBIT "A-1"
THE JELLIS

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST AND THE SOUTHEAST 1/4, SECTION 33 AND THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING On The Southwest Corner Of Said Section 4 Thence With The West Line Of Said Section 4 North $00^{\circ}29'37''$ West, A Distance Of 5312.69 Feet To The Northwest Corner Of Said Section 4;

Thence With The North Line Of Said Section 4 North $89^{\circ}22'45''$ East, A Distance Of 776.81 Feet To A Point On The East Right Of Way Line Of Interstate 90;

Thence With Said East Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 475.87 Feet, A Radius Of 11623.39 Feet, A Chord Bearing Of North $13^{\circ}36'44''$ West, A Chord Length Of 475.84 Feet;

Thence Leaving Said Right Of Way North $87^{\circ}18'24''$ East, A Distance Of 1768.64 Feet To A Point Being The Northwest Corner Of The James L. Jellis And Glenda K. Jellis Tract As Described In Book 412, Page 370 As Recorded In The Clerk And Recorder Of Sheridan County, Wyoming;

Thence Continuing With Said Tract South $74^{\circ}53'28''$ East, A Distance Of 803.31 Feet To A Point;

Thence Continuing With Said Tract South $06^{\circ}32'46''$ West, A Distance Of 1885.94 Feet To A Point;

Thence Continuing With Said Tract North $75^{\circ}39'20''$ East, A Distance Of 1120.95 Feet To A Point On The West Right Of Way Of Wyoming State Highway 338 (AKA Decker Road);

Thence With Said West Right Of Way South $07^{\circ}36'00''$ East, A Distance Of 1278.08 Feet To The P.C. Of A Curve;

Thence Continuing With Said Right Of Way With A Curve Turning To The Left With An Arc Length Of 175.76 Feet, A Radius Of 681.98 Feet, A Chord Bearing Of South $14^{\circ}59'00''$ East, A Chord Length Of 175.28 Feet To The P.T. Of Said Curve;

Thence Continuing With Said Right Of Way South $22^{\circ}22'00''$ East, A Distance Of 325.61 Feet To A Point;

Thence Leaving Said Right Of Way South $64^{\circ}11'12''$ West, A Distance Of 419.12 Feet To A Point;

Thence North $84^{\circ}16'35''$ West, A Distance Of 28.68 Feet To A Point;



Thence North 42°58'24" West, A Distance Of 309.14 Feet To A Point;

Thence North 69°07'59" West, A Distance Of 482.76 Feet To A Point;

Thence North 84°16'40" West, A Distance Of 347.88 Feet To A Point;

Thence South 80°20'05" West, A Distance Of 521.00 Feet To A Point;

Thence South 58°00'22" West, A Distance Of 390.98 Feet To A Point;

Thence North 84°22'25" West, A Distance Of 894.57 Feet To A Point On The East
Right Of Way Of Interstate 90;

Thence South 80°57'32" West, A Distance Of 355.00 Feet To A Point On The West
Right Of Way Of Interstate 90;

Thence With Said West Right Of Way South 09°02'28" East, A Distance Of 1303.10
Feet To The P.C. Of A Curve;

Thence Continuing With Said West Right Of Way With A Curve Turning To The Left
With An Arc Length Of 1043.18 Feet, A Radius Of 5901.45 Feet, A Chord Bearing Of
South 14°06'19" East, A Chord Length Of 1041.83 Feet To A Point On The South
Line Of Said Section 4;

Thence Leaving Said Right Of Way And With The South Line Of Said Section 4
South 89°15'56" West, A Distance Of 1329.42 Feet To The Point Of **Beginning**.



EXHIBIT "A-2"
THE PRESERVE

A TRACT OF LAND LOCATED IN THE NORTH 1/2, AND THE NORTHEAST 1/4 SOUTHEAST 1/4, SECTION 8 AND THE NORTHWEST 1/4, AND NORTHWEST 1/4 SOUTHWEST 1/4, SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING At The Northwest Corner Of Section 8, Township 56 North, Range 84 West, Said Point Being Military Monument Number 14;

Thence With The North Line Of Said Section 8, South 87°31'26" East, A Distance Of 2669.97 Feet To The North 1/4 Corner Of Said Section 8, Being Military Monument Number 15;

Thence Continuing With Said North Line South 87°33'27" East, A Distance Of 2666.40 Feet To The Northeast Corner Of Said Section 8, Being A 3.25" Aluminum Cap Marked RLS 2615;

Thence With The North Line Of Section 9, North 89°15'56" East, A Distance Of 1332.06 Feet To A Point On The West Right Of Way Line Of Interstate 90;

Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 1853.23 Feet, A Radius Of 5904.58 Feet, A Chord Bearing Of South 28°10'39" East, A Chord Length Of 1845.63 Feet;

Thence Continuing With Said Right Of Way North 52°49'51" East, A Distance Of 50.00 Feet To A Point;

Thence Continuing With Said Right Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 417.50 Feet, A Radius Of 5854.58 Feet, A Chord Bearing Of South 39°12'43" East, A Chord Length Of 417.41 Feet;

Thence Leaving Said Right Of Way South 27°53'58" West, A Distance Of 424.57 Feet To A Point;

Thence North 56°36'05" West, A Distance Of 91.35 Feet To A Point;

Thence South 64°49'25" West, A Distance Of 642.61 Feet To A Point;

Thence South 52°08'43" West, A Distance Of 223.77 Feet To A Point;

Thence North 72°35'17" West, A Distance Of 263.00 Feet To A Point;

Thence South 59°16'05" West, A Distance Of 1071.87 Feet To A Point;



Thence WEST A Distance Of 271.08 Feet To A Point;

Thence North 00°33'59" West, A Distance Of 456.41 Feet To A Point;

Thence North 53°49'49" East, A Distance Of 643.85 Feet To A Point;

Thence North 14°10'15" West, A Distance Of 575.46 Feet To A Point;

Thence WEST A Distance Of 3279.15 Feet To A Point;

Thence North 02°27'34" East, A Distance Of 735.61 Feet To A Point;

Thence North 87°32'26" West, A Distance Of 2491.73 Feet To A Point On The West
Line Of Said Section 8;

Thence With Said West Line North 00°01'39" East, A Distance Of 1100.52 Feet To
The Point Of BEGINNING.

Excluding From The Above Tract Is A 0.79 Acre Tract Deeded To MONTANA-
DAKOTA UTILITIES CO, Recorded In Deed Book 550, Page 782, Dated 19
December 2014, As Recorded In The County Clerk and Recorder, Sheridan County,
Wyoming.

NO. 2021-774351 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109