

WARRANTY DEED

For value received, System Land, LLC ("Grantor") conveys and warrants to Ranch at Twin Buttes LLC ("Grantee") whose address is 2809 E. Harmony Road, Suite 310, Fort Collins, CO 80528 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibits A and B

Together with all buildings, improvements and fixtures situate thereon.

The above described property is conveyed subject to all exceptions, reservations, rights of way, easements, dedications, covenants, restrictions, and rights of record and subject to conflicts in boundary lines and encroachments and building, zoning and subdivision regulations, real estate taxes, and any state of facts that would be disclosed by a physical inspection or accurate survey of the premises. The above described property is sold in "AS IS, WHERE IS" physical condition.

Dated this 10 day of November, 2021

System Land, LLC

By: _____

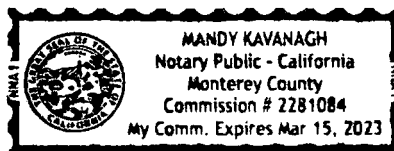
Manager

California
State of ~~Wyoming~~)
Monterey) ss.
County of ~~Sheridan~~)

This Warranty Deed was signed before me this 10th day of November, 2021 by Donald B. Roberts, the manager of System Land, LLC.

Notary Public

My commission expires: 03/15/2023



LEGAL DESCRIPTION

EXHIBIT "A"

Record Owner: SYSTEM LAND, LLC

September 24, 2021

Re: 1.84 ACRE TRACT

A tract of land situated in the W½SW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

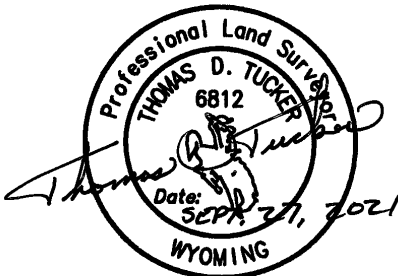
Commencing at the southwest corner of said Section 21 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N45°36'59"E, 883.57 feet to the **POINT OF BEGINNING** of said tract, said point being the northwest corner of Lot 2, Cloud Peak Ranch, Fifth Filing and lying on the east right-of-way line of Covey Run Road, dedicated per Book 483 of Deeds, Page 771; thence N00°00'00"W, 629.41 feet along said east right-of-way line of Covey Run Road to a point; thence, along said east right-of-way line of Covey Run Road through a curve to the right, having a central angle of 12°51'34", a radius of 220.00 feet, an arc length of 49.38 feet, a chord bearing of N06°25'47"E, and a chord length of 49.27 feet to a point; thence N12°51'34"E, 36.37 feet along said east right-of-way line of Covey Run Road to a point; thence, along said east right-of-way line of Covey Run Road through a curve to the right, having a central angle of 90°00'00", a radius of 26.00 feet, an arc length of 40.84 feet, a chord bearing of N57°51'34"E, and a chord length of 36.77 feet to a point, said point lying on the south right-of-way line of Quail Ridge Drive; thence S77°08'26"E, 84.01 feet along said south right-of-way line of Quail Ridge Drive to a point, said point being the northwest corner of Out Lot D, Cloud Peak Ranch, Sixth Filing P.U.D.; thence S16°07'24"W, 58.37 feet along the west line of said Cloud Peak Ranch, Sixth Filing P.U.D. to a point; thence S00°00'00"E, 372.62 feet along said west line of Cloud Peak Ranch, Sixth Filing P.U.D. to a point, said point being the northwest corner of Lot 1, Cloud Peak Ranch, Third Filing; thence, continue S00°00'00"E, 286.00 feet along the west line of said Lot 1, Cloud Peak Ranch, Third Filing to a point, said point lying on the north line of said Lot 2, Cloud Peak Ranch, Fifth Filing; thence N90°00'00"W, 110.44 feet along said north line of said Lot 2, Cloud Peak Ranch, Fifth Filing to the **POINT OF BEGINNING** of said tract.

Said tract contains 1.84 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.



LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: SYSTEM LAND, LLC

September 23, 2021

Re: 10.36 ACRE TRACT

A tract of land situated in the W½SW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

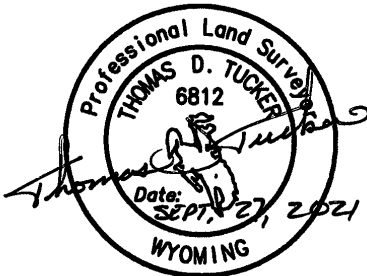
Commencing at the southwest corner of said Section 21 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°14'28"W, 618.02 feet along the west line of said W½SW¼ to the **POINT OF BEGINNING** of said tract, said point being the northwest corner of Lot 3, Cloud Peak Ranch, Fifteenth Filing; thence, continue N00°14'28"W, 642.62 feet along said west line of said W½SW¼ to a point, said point being the northwest corner of the SW¼SW¼ (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence, continue N00°14'28"W, 141.72 feet along said west line of said W½SW¼ to a point, said point being the southwest corner of Quail Ridge Drive, Cloud Peak Ranch Twelfth Filing; thence N89°45'32"E, 385.20 feet along the south right-of-way line of Quail Ridge Drive, Cloud Peak Ranch Twelfth Filing to a point; thence, along said south right-of-way line of Quail Ridge Drive through a curve to the right, having a central angle of 13°06'02", a radius of 570.00 feet, an arc length of 130.33 feet, a chord bearing of S83°41'27"E, and a chord length of 130.05 feet to a point; thence S77°08'26"E, 59.98 feet along said south right-of-way line of Quail Ridge Drive to a point, said point lying on the east right-of-way line of Covey Run Road, dedicated per Book 483 of Deeds, Page 771; thence, along said east right-of-way line of Covey Run Road through a curve to the right, having a central angle of 90°00'00", a radius of 26.00 feet, an arc length of 40.84 feet, a chord bearing of S32°08'26"E, and a chord length of 36.77 feet to a point; thence S12°51'34"W, 36.37 feet along said east right-of-way line of Covey Run Road to a point; thence, along said east right-of-way line of Covey Run Road through a curve to the left, having a central angle of 12°51'34", a radius of 280.00 feet, an arc length of 62.84 feet, a chord bearing of S06°25'47"W, and a chord length of 62.71 feet to a point; thence S00°00'00"E, 629.41 feet along said east right-of-way line of Covey Run Road to a point, said point being the northeast corner of Cloud Peak Ranch, Fifteenth – A, Filing; thence S90°00'00"W, 222.58 feet along the north line of said Cloud Peak Ranch, Fifteenth – A, Filing to a point, said point being the northeast corner of said Lot 3, Cloud Peak Ranch, Fifteenth Filing; thence, continue S90°00'00"W, 351.48 feet along the north line of said Lot 3, Cloud Peak Ranch, Fifteenth Filing to the **POINT OF BEGINNING** of said tract.

Said tract contains 10.36 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

EXHIBIT "B"

CLOUD PEAK RANCH
TWELFTH FILING

QUAIL RIDGE DRIVE (R)60.00'

N89°45'32"E 385.20'

NW1/4SW1/4

SW1/4SW1/4

RECORD OWNER:
SYSTEM LAND, LLC
(BOOK 442, PAGE 89)
& (2021-772569)

±10.36 ACRES

POINT OF
BEGINNING

351.48'

S90°00'00"W

222.58'

LOT 3
CLOUD PEAK RANCH
FIFTEENTH FILING

CLOUD PEAK RANCH
FIFTEENTH - A, FILING

N88°20'48"E

1339.18'



SCALE: 1"=150'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

LINE TABLE

LINE	BEARING	LENGTH
L1	S77°08'26"E	59.98'
L2	S12°51'34"W	36.37'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	13°06'02"	570.00'	130.33'	S83°41'27"E	130.05'
C2	90°00'00"	26.00'	40.84'	S32°08'26"E	36.77'
C3	12°51'34"	280.00'	62.84'	S06°25'47"W	62.71'

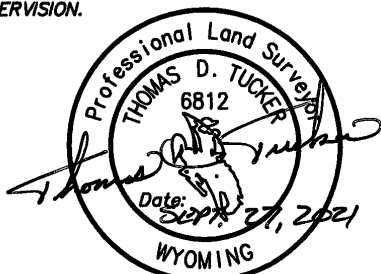
LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- ⊙ FOUND 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT/BLOCK LINE
- SECTION LINE
- INTERIOR SECTION LINE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B" RECORD OF SURVEY

CLIENT: SYSTEM LAND, LLC

LOCATION: SITUATED IN THE W1/2SW1/4, SECTION 21,
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M.,
CITY OF SHERIDAN, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2021-072 S.J: 2
DN: 2021-072-P2
TAB: ROS
PF: T2021-072
REVIEWED BY: JSP-CT
SEPTEMBER 26, 2021

2023-774148 11/15/2021 4:25 PM PAGE: 5 OF 7
FEES: \$30.00 DO WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**LEGAL DESCRIPTION
EXHIBIT "A"**

Record Owner: SYSTEM LAND, LLC

September 26, 2021

Re: 23.30 ACRE TRACT

A tract of land situated in the NW¼SW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

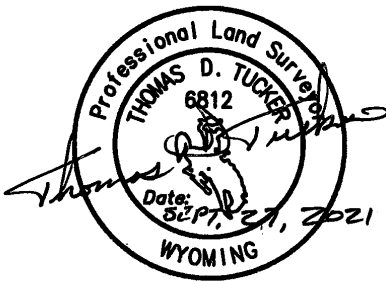
BEGINNING at the west quarter corner of said Section 21 (Monumented with a 3" Aluminum Cap per PE&LS 551); thence N88°06'29"E, 1327.56 feet along the north line of said NW¼SW¼ to a point, said point being the northeast corner of said NW¼SW¼ (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S00°30'29"E, 768.05 feet along the east line of said NW¼SW¼ to a point, said point being the northeast corner of Cloud Peak Ranch, Sixth Filing P.U.D.; thence N90°00'00"W, 32.66 feet along the north line of said Cloud Peak Ranch, Sixth Filing P.U.D. to a point, said point being the northeast corner of Out Lot A, Cloud Peak Ranch, Sixth Filing P.U.D.; thence, continue N90°00'00"W, 495.76 feet along said north line of Cloud Peak Ranch, Sixth Filing P.U.D. to a point, said point being the northeast corner of Cloud Peak Ranch, Twentieth Filing Minor Subdivision; thence, continue N90°00'00"W, 359.00 feet along the north line of said Cloud Peak Ranch, Twentieth Filing Minor Subdivision to a point, said point being the northwest corner of said Cloud Peak Ranch, Twentieth Filing Minor Subdivision; thence S00°00'00"E, 28.88 feet along the west line of said Cloud Peak Ranch, Twentieth Filing Minor Subdivision to a point, said point being the northeast corner of Cloud Peak Ranch Twelfth Filing; thence N90°00'00"W, 35.00 feet along the north line of said Cloud Peak Ranch Twelfth Filing to a point, said point being the northeast corner of Lot 1, Cloud Peak Ranch Twelfth Filing; thence S82°46'22"W, 411.10 feet along the north line of said Lot 1, Cloud Peak Ranch Twelfth Filing to a point, said point being the northwest corner of said Lot 1, Cloud Peak Ranch Twelfth Filing and lying on the west line of said NW¼SW¼; thence N00°14'28"W, 804.80 feet along said west line of the NW¼SW¼ to the **POINT OF BEGINNING** of said tract.

Said tract contains 23.30 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

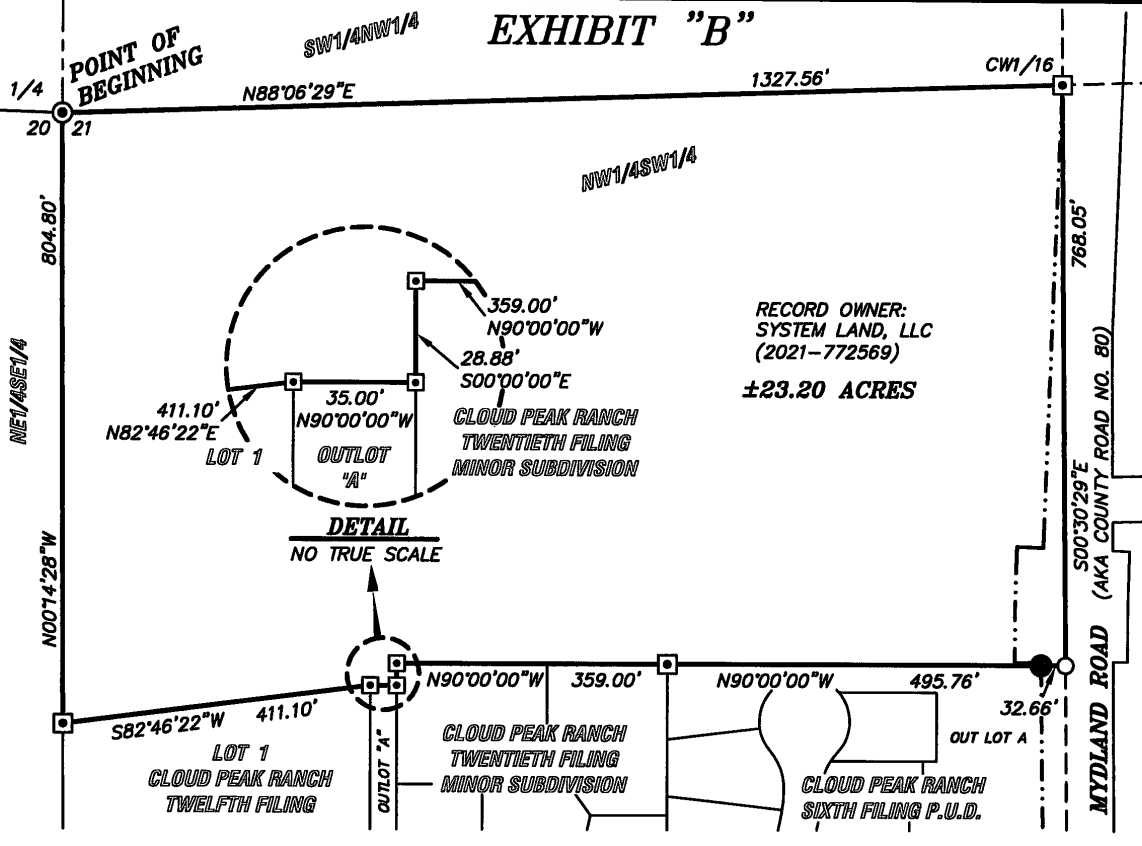
SURVEYOR'S STATEMENT

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EXHIBIT "B"



2021-774148 11/15/2021 4:25 PM PAGE: 7 OF 7
 FEES: \$30.00 DO WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3" ALUMINUM CAP PER PE&LS 551
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- BOUNDARY LINE
- PROPERTY/LOT/BLOCK LINE
- RIGHT-OF-WAY EASEMENT LINE
- SECTION LINE
- INTERIOR SECTION LINE



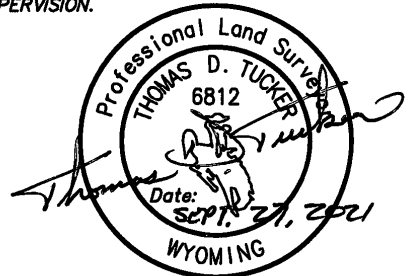
SCALE: 1"=200'
 BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
 DAF: 1.000235
 DISTANCES ARE SURFACE

NO. 2021-774148 WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B" RECORD OF SURVEY

CLIENT: SYSTEM LAND, LLC
 LOCATION: SITUATED IN THE NW1/4SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, WYOMING

RESTFELDT
 SURVEYING
 2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
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JN: 2021-072 SJ: 1
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