

WARRANTY DEED

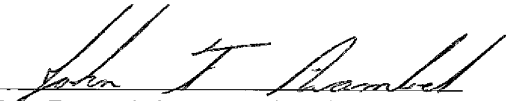
Vista Alta, LLC, a Wyoming limited liability company, "Grantor", for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to **Prairie Dog Yacht Club, LLC**, a Wyoming limited liability company, "Grantee", whose address is P.O. Box 1114, Rock Springs, WY 82902, the following described real estate, 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, more particularly described as follows:

See, Exhibit A attached and incorporated hereto.

Together with all improvements thereon and appurtenances thereto, and all water rights appurtenant thereto;

Subject to reservations and exceptions in patents from the United States, prior mineral reservations, easements, restrictions, covenants and rights-of-way of record.

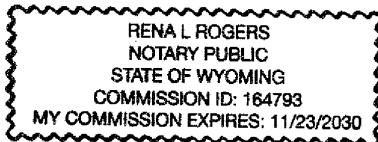
WITNESS our hand this 18th day of December, 2024.


John F. Arambel, as a Member of Vista Alta, LLC, a
Wyoming limited liability company

STATE OF WYOMING)
 : ss
COUNTY OF Sweetwater)

Subscribed and sworn before me by John F. Arambel, as a Member of Vista Alta, LLC, a Wyoming limited liability company, this 18th day of December, 2024.

WITNESS my hand and official seal.




Notary Public

My Commission expires: Nov. 23, 2030



Exhibit A: Legal Descriptions

Parcel One

A tract of land located in the East Half of the Northeast Quarter ($E\frac{1}{2}NE\frac{1}{4}$) of Section 20 and the West Half of the Northwest Quarter ($W\frac{1}{2}NW\frac{1}{4}$) of Section 21, Township 55 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located S $81^{\circ}56'38''$ W, 1317.08 feet from the Northeast Corner of Section 20, said point being on the northeasterly right of way line of U.S. Highway No. 14; thence N $89^{\circ}28'59''$ E, 2097.93 feet; thence S $1^{\circ}56'40''$ E, 2482.74 feet to a point on the southerly line of the Northwest Quarter of said Section 21; thence along said southerly line N $89^{\circ}57'25''$ W, 493.28 feet to a point on the easterly right of way line of U.S. Highway No. 14; thence along said right of way N $3^{\circ}19'55''$ W, 201.98 feet; thence continuing along said right of way along a curve to the left having a radius of 1004.93 feet, a central angle of $86^{\circ}53'53''$ and arc length of 997.95 feet, with chord bearing and distance N $31^{\circ}46'49''$ W, 957.45 feet; thence continuing along said right of way N $60^{\circ}13'46''$ W, 304.55 feet; thence continuing along said right of way along a curve to the right having a radius of 1095.92 feet, a central angle of $27^{\circ}37'32''$, and arc length of 528.40 feet, with chord bearing and distance N $46^{\circ}25'00''$ W, 523.30 feet; thence continuing along said right of way N $32^{\circ}36'14''$ W, 192.70 feet; thence continuing along said right of way along a curve to the right having a radius of 1382.39 feet, a central angle of $12^{\circ}19'45''$, and an arc length of 297.47 feet, with chord bearing and distance N $26^{\circ}26'22''$ W, 296.89 feet; thence continuing along said right of way N $20^{\circ}16'29''$ W, 41.58 feet; thence continuing along said right of way along a curve to the left having a radius of 1482.39 feet, a central angle of $20^{\circ}19'35''$, and arc length of 525.90 feet, with chord bearing and distance N $30^{\circ}26'17''$ W, 523.15 feet; thence continuing along said right of way N $40^{\circ}36'05''$ W, 21.41 feet to the point of beginning, together with all improvements thereon, and easements, appurtenances and incidents belonging or appertaining thereto, or used in connection therewith; subject, however, to all mining, mineral and other exceptions, reservations, easements, covenants, conditions of record and existing subsidence and flood plan conditions, if any, and rights of way of record.



Parcel Two

A tract of land located in the South Half of the Southeast Quarter ($S\frac{1}{2}SE\frac{1}{4}$) and the South half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$) of Section 16, the South half of the Southeast Quarter ($S\frac{1}{2}SE\frac{1}{4}$) of Section 17, the Northeast Quarter of the Northeast Quarter ($NE\frac{1}{4}NE\frac{1}{4}$) of Section 20, and the North half ($N\frac{1}{2}$) of Section 21, all in Township 55 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly

described as follows:

Beginning at a point located $N 61^{\circ}32'12'' W$, 2809.82 feet from the Northeast corner of said Section 20, said point being located on the northeasterly right of way line of U.S. Highway No. 14 and also on the North line of the $S\frac{1}{2}SE\frac{1}{4}$ of said Section 17; thence along said North Line $S 89^{\circ}43'40'' E$, 2454.51 feet to the Northwest corner of the $S\frac{1}{2}SW\frac{1}{4}$ of said Section 16; thence along the North line of the $S\frac{1}{2}SW\frac{1}{4}$ of said Section 16, $S 89^{\circ}26'55'' E$, 2642.2 feet to the Northeast corner of said $S\frac{1}{2}SW\frac{1}{4}$; thence $S 66^{\circ}54'08'' E$, 96.08 feet; thence along a fenceline $S 88^{\circ}16'45'' E$, 656.22 feet; thence along a fenceline $S 54^{\circ}46'04'' E$, 718.38 feet; thence along a fenceline $N 88^{\circ}44'04'' E$, 1122.88 feet; thence along a fenceline $S 12^{\circ}54'23'' E$, 908.31 feet to the Northeast corner of said Section 21; thence along the East line of said Section 21 $S 1^{\circ}06'23'' W$, 2620.30 feet to the East Quarter corner of said Section 21; thence along the South line of the $N\frac{1}{2}$ of said Section 21, $N 89^{\circ}57'25'' W$, 4354.42 feet; thence $N 1^{\circ}56'40'' W$, 2482.74 feet; thence $S 89^{\circ}28'59'' W$, 2097.93 feet to a point on the West line of the $NE\frac{1}{4}NE\frac{1}{4}$ of said Section 20; thence along said West line $N 0^{\circ}00'09'' W$, 189.13 feet to the Southeast corner of the $SW\frac{1}{4}SE\frac{1}{4}$ of said Section 17; thence along the South line of said $SW\frac{1}{4}SE\frac{1}{4}$, $N 89^{\circ}47'59'' W$, 161.19 feet to a point on the northeasterly right of way line of U.S. Highway No. 14; thence along said right of way on a curve to left having a radius of 5679.58 feet, a central angle of $2^{\circ}43'00''$, and arc length of 269.29 feet, with chord bearing and distance $N 38^{\circ}07'58'' W$, 269.26 feet; thence continuing along said right of way $N 36^{\circ}46'29'' W$, 1400.92 feet to the point of beginning, together with all improvements thereon, and easements, appurtenances and incidents belonging or appertaining thereto, or used in connection therewith; subject, however, to all mining, mineral and other exceptions, reservations, easements, covenants, conditions of record and existing subsidence and flood plan conditions, if any, and rights of way of record.



Parcel Three

Township 55 North, Range 83 West, 6TH Principal Meridian, Sheridan County, Wyoming

SECTION 15: W $\frac{1}{2}$ SE $\frac{1}{4}$, W $\frac{1}{2}$

Also, a tract of land located in the E $\frac{1}{2}$ of Section 16, Township 55 North, Range 83 West, 6TH Principal Meridian, Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said line being more particularly described as follows:

Beginning the southeast corner of said Section 16 (monumented with a 1-1/2" plastic cap per PLS 520); thence N12°56'39"W, 908.49 feet along a fence line and the south line of a tract of land described in Book 346 of Deeds, Page 492 to a 1½" aluminum cap per PLS 2615; thence S88°39'03"W, 1,122.24 feet along said fence line and said south line to a 1½" aluminum cap per PLS 2615; thence N54°40'21"W, 719.42 feet along said fence line and said south line to a 1½" aluminum cap per PLS 2615; thence N88°12'41"W, 656.49 feet along said fence line and said south line to a 1½" aluminum cap per PLS 2615; thence N88°20'22"W, 88.90 feet along said fence line and said south line to a 2" aluminum cap per PLS 2615, said point lying on the west line of said E $\frac{1}{2}$; thence N00°41'43"W, 34.77 feet along said west line to the northwest corner of the S½SE¼ of said Section 16 (monumented with a 2" aluminum cap per PLS 6594); thence N00°37'39"W, 2,419.54 feet along said west line to a 2" aluminum cap per PLS 2615; thence N58°22'47"E, 378.52 feet to a 2" aluminum cap per PLS 2615; thence N00°54'13"E, 1,268.53 feet to a 2" aluminum cap per PLS 2615, said point lying on the north line of said Section 16; thence N89°45'43"E, 2232.99 feet along said north line to the northeast corner of said Section 16 (monumented with a 3¼" aluminum cap per PLS 6594); thence S01°11'41"E, 5229.44 feet along the east line of said Section 16 to the **POINT OF BEGINNING**.

Containing 633.5 acres more or less.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

Distances are surface.

Parcel Four

Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 4: E½SE¼

Section 9: E½E½

Section 10: W½



Parcel Five

The N $\frac{1}{2}$ NW $\frac{1}{4}$, the W $\frac{1}{2}$ NE $\frac{1}{4}$, the SE $\frac{1}{4}$ NE $\frac{1}{4}$, and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20; and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 55 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, except a tract described as follows: Beginning at a point 541 feet South of the NE Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 20; thence North 541 feet; thence West 1081 feet; thence South angle 33° left 352 feet to a point; thence Northeasterly angle 66°30' left 400 feet to a point; thence Southeasterly angle 45° right 578 feet, more or less, to the place of beginning;

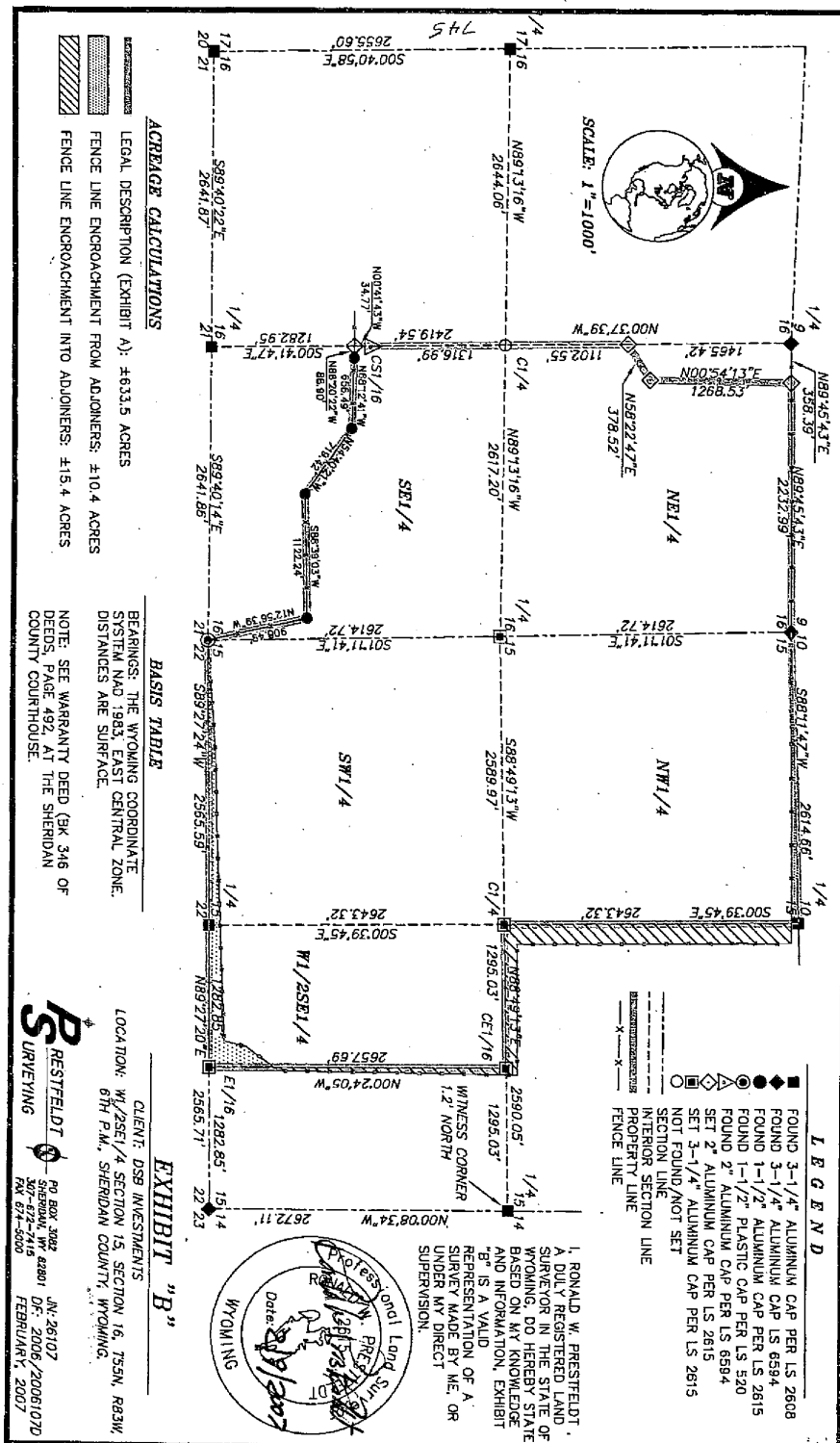
ALSO a tract of land in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 21, described as follows: Commencing at point 370 feet East of the SW Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, running thence West 370 feet; thence North 777 feet; thence Southeasterly angle 57° left 187 feet; thence Southeasterly angle 42° left 707 feet to the place of beginning;

ALSO a tract of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 20, described as follows: Commencing at a point 239 feet East of the SW Corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence West 239 feet; thence North 343 feet to a point; thence Southeasterly 420 feet to the place of beginning.

Parcel Six

Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming:

Beginning at a point where the centerline of U.S. Highway No. 14 intersects the west line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 20, T 55 N, R 83 W, said point being 260 feet more or less, South of the Northwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; then southerly along the west line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 717 feet, more or less, to a point which is north a distance of 343 feet from the southwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence S34°50'E a distance of 420 feet to a point which is east a distance of 239 feet from the southwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence S33°00'E a distance of 352 feet; thence N80°30'E a distance of 400 feet; thence N30°00'E a distance of 50 feet, more or less, to the centerline of said Highway No. 14; thence northwesterly along said centerline a distance of 1535 feet to the point of beginning.



EXHIBIT

B

tabbies

WARRANTY DEED

Vista Alta, LLC, a Wyoming flexible limited liability company, GRANTOR, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Prairie Dog Yacht Club, LLC, a Wyoming flexible limited liability company, GRANTEE, whose address is P.O. Box 1114, Rock Springs, WY 82902 the following described real estate, 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, more particularly described as follows:

Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

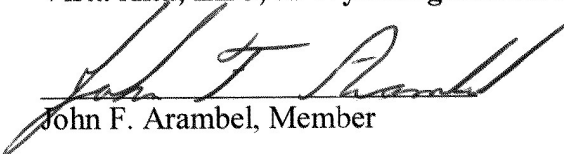
Section 20: S½NW¼, N½SW¼, NW¼SE¼

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 4th day of February, 2025.

Vista Alta, LLC, as Wyoming flexible limited liability company


John F. Arambel, Member

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 4th day of February, 2025 by John F. Arambel, as Member of Vista Alta, LLC, a Wyoming flexible limited liability company.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: July-24-2028

NO. 2025-797315 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

