

QUITCLAIM DEED

Tom Charles Harper, a married man dealing separately, of Sheridan County, Wyoming, and **James Robert Harper, a single person**, of Salt Lake County, Utah, hereinafter referred to as Grantors, for valuable consideration, CONVEY AND QUITCLAIM to **SLY Ranch, LLC, a Wyoming limited liability company**, whose address is 572 Highway 193, Banner, WY 82832, Grantee, all of the Grantors' interest in the following-described real estate situate in Sheridan County, Wyoming:

See Exhibit "A", attached hereto and by reference incorporated herein.

Together with all improvements and all attached fences, gates, cattle guards, water, water rights, water wells, water permits, ditches, ditch rights, reservoirs and reservoir rights on the property, and all appurtenances thereunto appertaining or belonging.

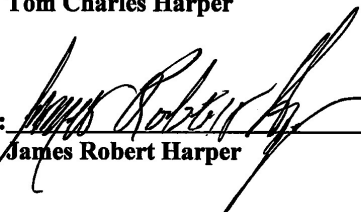
Subject to all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record.

The Grantors release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 20th day of April, 2018.

GRANTORS:

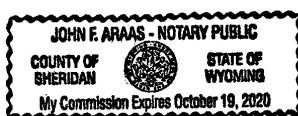
By: 
Tom Charles Harper

By: 
James Robert Harper

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 20th day of April, 2018, by **Tom Charles Harper and James Robert Harper**.

Witness my hand and official seal.




Notary Public

My Commission Expires: **OCTOBER 19, 2020**



EXHIBIT "A"
TO QUITCLAIM DEED
DATED APRIL 20, 2018

Grantors: Tom Charles Harper, a married man dealing separately, and James Robert Harper, a single person

Grantee: SLY Ranch, LLC, a Wyoming limited liability company

LEGAL DESCRIPTION:

Tract No. 1:

A tract of land in the Northwest quarter of the Northwest quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 4, Township 53 North, Range 83 West, of the 6th P.M., Sheridan County, Wyoming, said Tract being more particularly described as follows:

Beginning at a point S. 58°00'E 555 feet from the Northwest Corner of said Section 4, thence S. 70°20'E 188 feet to a point in the West line of the County Road, thence S. 34°20'E 413.5 feet along the West line of said County Road to a point in the West line of Highway 87 to Story, Wyoming, thence S. 33°15'W 368 feet along the West line of Highway 87 to Story, Wyoming, thence N. 63°00'W 530 feet to a point in the field marked with an iron pin, thence N. 21°40'E 441 feet to a fence corner, thence N. 63°30'E 114.5 feet to the point of beginning.

EXCEPTING THEREFROM that certain tract of land contained in the Warranty Deed Recorded June 1, 2001, Book 424, Page 51, conveyed to The Transportation Commission of Wyoming.

Tract No. 2:

Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming:

Section 32: S $\frac{1}{2}$ SE $\frac{1}{4}$ EXCEPT a tract of land described as follows: Commencing at a point 278 feet West of the NE Corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, thence West 465 feet, thence South 565 feet, thence East 465 feet, and thence North 565 feet to the point of beginning.

Section 33: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming:

That part of Lots 1 and 2, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, and W $\frac{1}{2}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, described as follows:

Beginning at the SE Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 4, thence North to the NE Corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4, thence West to the NW Corner of said Lot 2 of said Section 5, thence South along the West line of said Lot 2 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of the said Section 5 to a point 64.02 feet to a point in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4, which point is 40.92 feet West of the center of the State Highway, thence South 7°08' East 2189.88 feet to a point, thence South 12°47' West 448.80 feet to a point on the South line of

the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 4, thence East 413.82 feet to the point of beginning, EXCEPT the following described tracts of land out of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4, to-wit:

1. Beginning at the NW Corner of said Section 4, thence South 59°20' East 1004 feet to the point of beginning, thence South 37° East 131 feet, thence North 34°25' East 133 feet, thence North 49°45' West 125 feet, and thence South 35°20' West 105 feet to the point of beginning.
2. Beginning at the NW Corner of said Section 4, thence South 59°20' East 1004 feet, thence South 37° East 213 feet to the point of beginning; thence South 37° East 536 feet, thence North 00°20' East 893 feet, thence South 34°25' West 563 feet to the point of beginning.
3. Beginning at a point which is South 58°00' 555 feet from the NW Corner of said Section 4, thence South 70°20' East 188 feet to a point in the West line of the County Road, thence South 34°20' East 413 feet (along the West line of the County Road to a point on the West line of Highway #87 to Story, Wyoming), thence South 35°15' West 368 feet along the West line of said Highway #87, thence North 63°00' West 530 feet to a point, thence North 21°40' East 441 feet to a point, thence North 63°30' East 114.5 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that certain tract of land contained in the Warranty Deed Recorded October 19, 1992, Book 354, Page 98, conveyed to The Transportation Commission of Wyoming.

Tract No. 3:

Lot 4, Block 15, Town of Big Horn, Sheridan County, Wyoming.

Tract No. 4:

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 54 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:

Beginning at a point, which is 40 feet North of the Southwest Corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the Southwest Corner being the Northeast Corner of the Town of Big Horn, Sheridan County, Wyoming, thence East 315.5 feet to a point on the Westerly right-of-way line of the Payne's Ranch Road, thence along the Westerly and Southwesterly right-of-way line of the Payne's Ranch Road, North 22°13'W 71 feet, thence North 11°31'W 84.5', thence North 47°18'W 132 feet, thence North 48°20'W 181.4 feet, thence West 17.4 feet to a point on the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, and thence South 0°11' W along the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 343 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land contained in the Quitclaim Deed Recorded June 1, 1983, in Book 275, Page 358, as conveyed to Sheridan County, Wyoming.

ALSO EXCEPTING THEREFROM that certain parcel of land contained in the Agreement for Right-of-Way Deed and Construction Easement Recorded April 5, 1983, Book 274, Page 133, as conveyed to Sheridan County, Wyoming.



Tract No. 5:

Township 53 North, Range 82 West, 6th P.M., Sheridan County,
Wyoming:

Section 7: E $\frac{1}{2}$ E $\frac{1}{2}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 8: NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 18: N $\frac{1}{2}$ NE $\frac{1}{4}$