



QUITCLAIM DEED

BRINKERHOFF, INC., Grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey(s) and quitclaim(s) to **YOUNGS CREEK MINING COMPANY, LLC**, Grantee, whose address is Attn. Land Department, P.O. Box 3009, Gillette, Wyoming 82717, all right, title and interest, including any after-acquired title, in the real estate, situate in Sheridan County, Wyoming, described on the attached **Exhibit A**.

TOGETHER with all improvements and appurtenances situate thereon.

SUBJECT to all easements, reservations, restrictions and covenants of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 24 day of May, 2016.

BRINKERHOFF, INC.

By: Neil Brinkerhoff
 Its: President

STATE OF WYOMING)
) ss.
 County of Sheridan)

The foregoing instrument was acknowledged before me this 24th day of May, 2016 by Neil Brinkerhoff as President of Brinkerhoff, Inc.

WITNESS my hand and official seal.

am
 Notary Public

My Commission Expires: _____

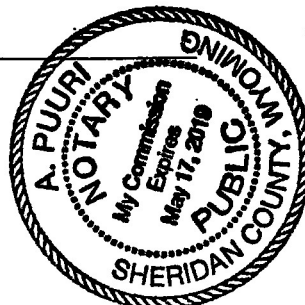




Exhibit A

A tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 15 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

COMMENCING at the north quarter corner of said Section 15 (monumented with a 3" brass cap per PE & LS 537); thence N89°16'17"W, 160.51 feet along the north line of said Section 15 to a 2" aluminum cap per PLS 5369 being the POINT OF BEGINNING of said tract, said point lying on the west right of way line of the Decker Railroad Spur as retraced by PLS 529 and the east line of a tract recorded in Book 495 of Deeds, Page 144; thence S00°47'23"E, 7.33 feet along said lines to a 2" aluminum cap per PLS 5369; thence S01°37'08"E, 101.88 feet along said lines to a 2" aluminum cap per PLS 5369; thence S00°41'15"E, 708.91 feet along said lines to a 2" aluminum cap per PLS 5369; thence S02°27'17"E, 1287.10 feet along said lines to a 2" aluminum cap per PLS 5369; thence S01°51'30"E, 300.06 feet along said lines to a 2" aluminum cap per PLS 5369; thence S88°08'33"W, 10.00 feet along said lines to a 2" aluminum cap per PLS 5369; thence S01°51'27"E, 200.00 feet along said lines to a 2" aluminum cap per PLS 5369; thence N88°08'33"E, 10.00 feet along said lines to a 2" aluminum cap per PLS 5369; thence S01°51'50"E, 1497.77 feet along said lines to a 1 $\frac{1}{2}$ " aluminum cap per PLS 529; thence N30°43'12"W, 76.10 feet leaving said right of way line to a 2" aluminum cap per PLS 5369, lying on the west line of a tract recorded in Book 495 of Deeds, Page 144; thence N04°43'37"W, 1310.09 feet along said west line to a 2" aluminum cap per PLS 5369; thence N10°40'27"W, 91.65 feet along said west line to a 1 $\frac{1}{2}$ " aluminum cap per PLS 529 lying on the north line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ and being a point on the agreed boundary adjustment line between the property owned by Youngs Creek Mining Company, LLC and Brinkerhoff, INC; thence N10°31'45"W, 254.14 feet along said agreed adjustment line to a 2" aluminum cap per PLS 5369 lying on a fence line; thence N77°59'43"W, 1087.47 feet along said fence line and said adjustment line to a 2" aluminum cap lying on the west line of said tract recorded in Book 495 of Deeds, Page 114 and lying on the west line of said E $\frac{1}{2}$ NW $\frac{1}{4}$; thence N01°03'56"W, 2178.98 feet along said west line to a 3 $\frac{1}{4}$ " aluminum cap per PLS 5369 at the northwest corner of said E $\frac{1}{2}$ NW $\frac{1}{4}$; thence N00°17'07"E, 139.98 feet along the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the west line of said tract recorded in Book 495 of Deeds, Page 144 to a 2" aluminum cap per PLS 5369 being the northwest corner of said recorded tract; thence S59°50'50"E, 284.93 feet along the north line of said recorded tract to a 1 $\frac{1}{2}$ " aluminum cap per PLS 529 lying on the north line of said Section 15; thence S89°16'17"E, 935.93 feet along said north line to the POINT OF BEGINNING.

Containing 66.32 acres of land, more or less.