

WARRANTY DEED

Mill Iron D, 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 Mill Iron D, LLC, a Wyoming limited liability company, GRANTEES, whose address is PO Box 23, Sheridan, Wyoming 82801, 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:

A tract of land located in the North half (N1/2) of Section 17, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, as shown as Tract 1 on Record of Survey recorded in the Sheridan County Clerk's office on November 6, 2023, as Document #2023-788649 and being more particularly described as follows:

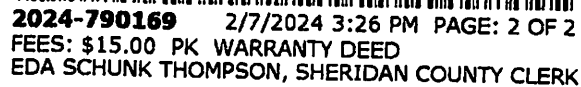
Commencing at the Northeast corner of said Section 17, monumented with a 5 inch brass cap; thence S00°20'07"E, along the East line of said Section 17, 901.30 feet to the point of beginning; thence S00°20'07"E, along said east line, 740.98 feet; thence N87°15'16"W, 1929.73 feet to the centerline of a 120 foot wide right-of way recorded in Instrument Number 2013-707349 of Sheridan County records; thence along said centerline, along a non-tangent curve to the left, having a radius of 1500.00 feet, having a chord bearing of S28°05'31"E and a chord length of 177.46 feet, a distance of 177.56 feet; thence N87°17'17"W, 2372.25 feet; thence S02°22'07"W, 895.14 feet to the East-West center section line of said section; thence N87°20'34"W, along said center section line, 1161.55 feet to the West quarter corner of said section, monumented with a 3.25 inch aluminum cap; thence N00°19'09"E, along the West line of said section, 1792.19 feet to the Southwest corner of the North 900 feet of said section; thence S87°15'16"E, along the South line of the North 900 feet of said section, 5402.72 feet to the point of beginning;

Containing a total calculated area of 5,595,736 square feet or 128.46 acres, more or less.

This tract subject to grazing restriction per Book 126, Page 373 of Sheridan County records.

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

SUBJECT TO any easements, exceptions, reservations, restrictions, or conditions contained in prior conveyances of record.

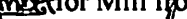
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Mill Iron D, LLC

By: MARCUS W. SCHOENFELDER
Title: MANAGING MEMBER

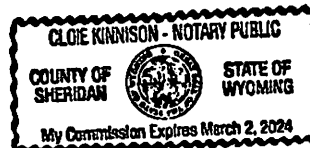
This instrument was acknowledged before me on the 6th day of December, 2023, by Marcus W. Schoenfelder, as Managing Member for Mill Iron/D, LLC.

Member for Mill Iron/D, LLC.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/24



NO. 2024-790169 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

WARRANTY DEED

Marcus W. Schoenfelder, a married person as his sole and separate property, 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 Mill Iron D LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 23 Sheridan WY 82801 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:

Lots 13 and 14, and the South 10 feet of Lot 12, All in Block 13 Downers Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

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 4 day of Sept, 2024


Marcus W. Schoenfelder

STATE OF WYOMING)

COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 4th day of September, 2024 by Marcus W. Schoenfelder.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

