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RECORDED MAY 12, 1994 BK 366 PG 198 NO 168293 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

Neltje, a single woman, ("Grantor") of Sheridan County, Wyoming for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is acknowledged, conveys and warrants to Neltje, as Trustee of the Neltje Revocable Trust Dated the 10 day of May, 1994, whose address is 11 Lower Piney Creek, Banner, WY 82832, the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming: u

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

Section 10: SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$

Section 11: SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, and a tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ said tract lying West and North of a line described as commencing at a point 1320 feet West of the Southeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, thence N. 13°30' E. 410 feet to a point on the East right of way line of the County Road, and thence North along said right of way line 935 feet, more or less, to a point on the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$

Together with all fixtures and improvements situate thereon and all ditches, ditch rights, water easements, water rights, well rights, reservoir and reservoir rights appurtenant to, used in connection with or associated with the above-described property and together with all easements and rights of way appurtenant thereto.

Subject to all exceptions, reservations, rights of way, easements, and covenants of record; subject to existing rights of way and easements; subject to discrepancies, conflicts in boundary lines, shortage in area, and encroachments; subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises; subject to real property taxes for 1994; and subject to building, zoning and subdivision laws and regulations.

DATED this 10 day of May, 1994.

Neltje
Neltje

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this 10 day of May, 1994 by Neltje.

WITNESS my hand and official seal.

Tom C. Jones
Notary Public

My Commission Expires: Nov. 24, 1997

QUITCLAIM DEED

FUN, LLC, a Wyoming limited liability company ("Grantor") conveys and quitclaims to Neltje, as Trustee of the Neltje Revocable Trust dated May 10, 1994 ("Grantee") whose address is 11 Lower Piney Creek Road, Banner, WY 82832 the property described on attached Exhibit A.

This deed is executed to clarify the Quitclaim Deed recorded in Book 556 of Deeds at Page 391 in the Office of the County Clerk of Sheridan County, Wyoming. The property described in Book 556 of Deeds at Page 394 was part of the property excepted from the property being conveyed to FUN, LLC, and this deed is signed and delivered to clarify the intention of the parties.

Dated this 6th day of January, 2020.

[Signature]
Neltje, as Trustee of the Neltje Revocable
Trust dated May 10, 1994

FUN, LLC

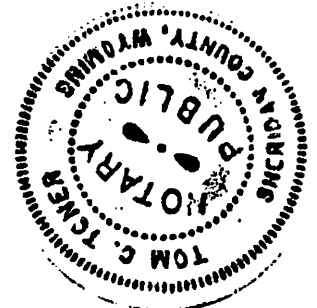
By: [Signature]
Neltje, individually and as Trustee of the Neltje
Revocable Trust dated May 10, 1994, manager
and member

State of Wyoming)
County of Sheridan) ss
)

This instrument was acknowledged before me this 6th day of January, 2020 by Neltje, as Trustee of the Neltje Revocable Trust dated May 10, 1994 and by Neltje, individually and as Trustee of the Neltje Revocable Trust dated May 10, 1994, as manager and member of FUN, LLC. Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: Nov 26, 2021



A TRACT OF LAND LOCATED IN A PART OF THE NEWSWY, NEWSKY, NEWSKY AND THE SWYSEK, SECTION 11, TOWNSHIP 63 NORTH, RANGE 82 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED NORTH 59°01'15" WEST A DISTANCE OF 4863.22 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11, SAID POINT BEING LOCATED ON THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NO. 14 AND THE EAST RIGHT OF WAY OF LOWER PINEY CREEK COUNTY ROAD 149; THENCE WITH THE SOUTH RIGHT OF WAY OF SAID STATE HIGHWAY NO. 14 SOUTH 51°08'18" EAST; A DISTANCE OF 825.44 FEET TO THE TS (TANGENT TO SPRAL) OF A SPRAL CURVE WITH A CHORD OF SOUTH 22°58'05" EAST A DISTANCE OF 316.32 FEET TO THE SC (SPRAL TO CURVE); THENCE WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 889.16 FEET; A RADIUS OF 1689.63 FEET; A CHORD BEARING OF SOUTH 71°39'38" EAST A CHORD LENGTH OF 878.93 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY SOUTH 03°16'55" WEST A DISTANCE OF 227.92 FEET TO A POINT ON THE WEST BANK OF PINEY CREEK; THENCE SOUTH 01°04'54" WEST A DISTANCE OF 12.68 FEET TO A POINT; THENCE SOUTH 16°29'34" WEST A DISTANCE OF 16.15 FEET TO A POINT; THENCE SOUTH 06°18'04" EAST A DISTANCE OF 20.13 FEET TO A POINT; THENCE SOUTH 18°09'23" EAST A DISTANCE OF 6.88 FEET TO A POINT; THENCE SOUTH 35°22'47" EAST A DISTANCE OF 5.82 FEET TO A POINT; THENCE SOUTH 04°25'30" EAST A DISTANCE OF 116.04 FEET TO A POINT; THENCE SOUTH 27°39'44" EAST A DISTANCE OF 11.61 FEET TO A POINT; THENCE SOUTH 12°24'02" EAST A DISTANCE OF 14.73 FEET TO A POINT; THENCE SOUTH 05°46'16" WEST A DISTANCE OF 20.10 FEET TO A POINT; THENCE SOUTH 11°41'58" EAST A DISTANCE OF 38.21 FEET TO A POINT; THENCE SOUTH 08°26'20" EAST A DISTANCE OF 18.91 FEET TO A POINT; THENCE SOUTH 43°42'13" WEST A DISTANCE OF 12.68 FEET TO A POINT; THENCE SOUTH 17°18'50" WEST A DISTANCE OF 11.70 FEET TO A POINT; THENCE SOUTH 16°58'31" EAST A DISTANCE OF 11.43 FEET TO A POINT; THENCE LEAVING SAID WEST BANK OF PINEY CREEK SOUTH 41°45'21" WEST A DISTANCE OF 14.28 FEET TO A POINT; THENCE SOUTH 48°38'43" WEST A DISTANCE OF 0.69 FEET TO A POINT; THENCE SOUTH 01°30'41" EAST A DISTANCE OF 2.84 FEET TO A POINT; THENCE SOUTH 50°19'04" EAST A DISTANCE OF 3.71 FEET TO A POINT; THENCE SOUTH 07°02'45" WEST A DISTANCE OF 3.96 FEET TO A POINT; THENCE SOUTH 14°18'27" WEST A DISTANCE OF 5.13 FEET TO A POINT; THENCE SOUTH 23°37'46" EAST A DISTANCE OF 3.83 FEET TO A POINT; THENCE SOUTH 48°40'32" EAST A DISTANCE OF 11.78 FEET TO A POINT ON THE WEST BANK OF PINEY CREEK; THENCE SOUTH 33°10'18" WEST A DISTANCE OF 7.18 FEET TO A POINT; THENCE SOUTH 27°49'47" WEST A DISTANCE OF 20.16 FEET TO A POINT; THENCE SOUTH 16°12'43" WEST A DISTANCE OF 43.06 FEET TO A POINT; THENCE SOUTH 08°46'01" WEST A DISTANCE OF 24.04 FEET TO A POINT; THENCE SOUTH 10°18'31" WEST A DISTANCE OF 76.36 FEET TO A POINT; THENCE SOUTH 03°10'10" EAST A DISTANCE OF 63.33 FEET TO A POINT; THENCE LEAVING SAID WEST BANK OF PINEY CREEK SOUTH 70°33'54" WEST A DISTANCE OF 209.85 FEET TO A POINT; THENCE NORTH 85°04'16" WEST A DISTANCE OF 181.15 FEET TO A FENCE CORNER; THENCE NORTH 41°04'31" WEST A DISTANCE OF 393.02 FEET TO A FENCE CORNER; THENCE NORTH 40°51'23" WEST A DISTANCE OF 183.46 FEET TO A FENCE CORNER; WEST A DISTANCE OF 146.63 FEET TO A FENCE CORNER; THENCE NORTH 80°22'00" WEST A DISTANCE OF 496.95 FEET TO A FENCE CORNER; THENCE NORTH 67°32'39" WEST A DISTANCE OF 795.03 FEET TO A FENCE CORNER; THENCE NORTH 09°55'55" WEST A DISTANCE OF 417.82 FEET TO A FENCE CORNER; THENCE NORTH 21°38'28" EAST A DISTANCE OF 38.82 FEET TO A FENCE CORNER; THENCE NORTH 80°31'44" WEST A DISTANCE OF 78.75 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 149; THENCE WITH SAID EAST RIGHT OF WAY NORTH 23°24'12" EAST A DISTANCE OF 108.09 FEET TO THE TS (TANGENT TO SPRAL) OF A SPRAL CURVE WITH A CHORD OF NORTH 26°02'31" EAST A DISTANCE OF 198.88 LENGTH OF 5.73 FEET; A RADIUS OF 688.22 FEET; A CHORD BEARING OF NORTH 31°38'43" EAST A CHORD EAST A DISTANCE OF 195.68 FEET TO THE ST (SPRAL TO TANGENT); THENCE NORTH 39°31'4" EAST A DISTANCE OF 73.49 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 39.31 ACRES, MORE OR LESS.

