

QUITCLAIM DEED

WW Land Group, LLC, a Wyoming limited liability company, GRANTOR of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) conveys and quitclaims to **WW Land Group, LLC, a Wyoming limited liability company, GRANTEE**, whose address is PO Box 612 Buffalo, WY 82834, the following described real estate, situate in Sheridan County, State of Wyoming:

A PORTION OF A TRACT OF LAND DESCRIBED BY DEED #2024-791948 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4) OF SECTION 26 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) OF SECTION 27; TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE S 06°23'15" E, 1268.40 FEET TO A POINT LYING ON THE NORTHWEST LINE OF COAL CREEK ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 71°14'54" E, 4064.53 FEET TO THE CENTER EAST SIXTEENTH CORNER (CE1/16) OF SAID SECTION 26; THENCE S 89° 16'08" W, 3960.09 FEET ALONG THE SOUTH LINE OF THE NORTH HALF (N1/2) OF SAID SECTION 26 TO THE QUARTER (1/4) CORNER COMMON WITH SAID SECTIONS 26 AND 27; THENCE S 88° 42'43" W, 673.91 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 TO SAID NORTHWEST LINE OF SAID COAL CREEK ROAD RIGHT-OF-WAY; THENCE N 05°36'24" W, 118.57 FEET ALONG SAID NORTHWEST LINE; THENCE N 00°26'20" W, 448.25 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 528.47 FEET, AN ARC LENGTH OF 321.40 FEET, A DELTA OF 34°50'42" AND A CHORD N 19°28'15" E, 316.47 FEET ALONG SAID NORTHWEST LINE; THENCE N 36°39'58" E, 213.35 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 662.23 FEET, AN ARC LENGTH OF 311.24 FEET, A DELTA OF 26°55'42" AND A CHORD OF N 55° 32'53" E, 308.39 FEET ALONG SAID NORTHWEST LINE; THENCE N 70°53'45" E, 145.71 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS 508.04 FEET, AN ARC LENGTH OF 185.49 FEET; A DELTA OF 20°55'10" AND A CHORD OF N 58° 24'02" E, 184.46 FEET ALONG SAID NORTHWEST LINE; THENCE N 45°00'29" E, 25.12 FEET ALONG SAID NORTHWEST LINE TO THE POINT OF BEGINNING.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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

DATED this 30th day of April, 2025.

WW LAND GROUP, LLC

By: Jason Watts, Manager

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Jason Watts, Manager of WW Land Group, LLC, a Wyoming limited liability company, this 30th day of April, 2025.

Witness my hand and official seal.

Allie Brewer
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 03/08/2030



