



SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **Holly Seed, LLC**, a Delaware limited liability company ("Grantor"), conveys and warrants to **Sheridan County School District No. 2, State of Wyoming**, whose address is P.O. Box 919, Sheridan, WY 82801 ("Grantee"), the following described real property 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:

See Exhibit A attached hereto (the "Property").

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

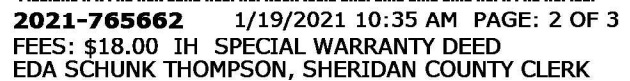
SUBJECT TO all real estate taxes not due and payable, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the Property and subject to building, zoning, and subdivision regulations (collectively, the "Permitted Exceptions").

Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to the Permitted Exceptions.

DATED this 14 day of January, 2021.

4820-5140-65464

When Recorded Return To (CF/SL)
First American Title Insurance Company
National Commercial Services
121 South 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS 1040356



Holly Seed, LLC, a Delaware limited liability company

Print Name: Ian O'Connell

STATE OF Minnesota)
COUNTY OF Ramsey)
: SS.

The foregoing instrument was acknowledged before me this 13 day of January, 2021, by Ian O'Connell, Vice President of Finance and CFO of Holly Seed, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.



Notary Public
My commission expires: January 31, 2025



Exhibit A

The Property

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 21, Township 56 North, Range 84 West, of the Sixth Principal Meridian, City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the South Line of said Section 21, said point being located North 88°20'49" East, 308.47 feet from the Southwest corner of said Southeast 1/4 Southwest 1/4; thence North 1°40'15" West, 223.66 feet; thence North 35°02'45" East, 94.61 feet; thence North 1°54'11" East, 80.00 feet to the Southerly line of Tract 1 of the School Tracts Plat; thence along said Southerly line North 88°44'55" East, 957.87 feet to a point on the westerly line of Long Drive; thence along said Westerly line along a curve to the right having a radius of 120.00 feet, a central angle of 46°01'54", and arc length of 96.41 feet, with a chord bearing and distance of South 22°30'00" West, 93.84 feet; thence continuing along said westerly line South 45°30'53" West, 87.08 feet; thence continuing along said westerly line along a curve to the left having a radius of 180.00 feet, a central angle of 47°29'48", and arc length of 149.22 feet, with chord bearing and distance of South 21°45'58" West, 144.98 feet; thence continuing along said westerly line South 1°58'56" East, 94.80 feet to a point on the South line of said Section 21; thence along said South line South 88°20'49" West, 859.94 feet to the point of beginning.

NO. 2021-765662 SPECIAL WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
FIRST AMERICAN TITLE INSURANCE CO 121 SOUTH 8TH STREET
MINNEAPOLIS MN 55416



QUITCLAIM DEED

City of Sheridan, Wyoming, a Wyoming municipal corporation, whose address is 55 Grinnell Plaza, Sheridan, WY, "Grantor", for good and valuable consideration the receipt of which is hereby acknowledged, conveys and quitclaims to, **Sheridan County School District No. 2, State of Wyoming**, whose address is 201 N. Connor, Street, Ste. 100, "Grantee", all of Grantors' interest in the following-described real estate 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, to-wit:

See Exhibit A, which is attached hereto and incorporated herein.

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

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

DATED this 20 day of March, 2023.

City of Sheridan

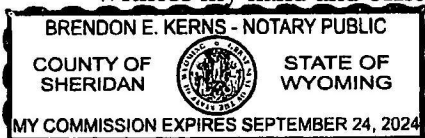
By: Richard Bridger

Title: Mayor Richard Bridger

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Richard Bridger, Mayor of the City of Sheridan, State of Wyoming, this 20 day of March, 2023.

Witness my hand and official seal.



Brendon E. Kerns
Notary Public

My Commission Expires: September 24, 2024



EXHIBIT "A"

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 21, Township 56 North, Range 84 West, of the Sixth Principal Meridian, City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the South line of said Section 21, said point being located N88°20'49"E, 308.47 feet from the Southwest Corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N1°40'15"W, 223.66 feet; thence N35°02'45"E, 94.61 feet; thence N1°54'11"E, 80.00 feet to the southerly line of Tract 1 of the School Tracts Plat; thence along said southerly line N88°44'55"E, 957.87 feet to a point on the westerly line of Long Drive; thence along said westerly line along a curve to the right having a radius of 120.00 feet, a central angle of 46°01'54", and arc length of 96.41 feet, with a chord bearing and distance of S22°30'00"W, 93.84 feet; thence continuing along said westerly line S45°30'53"W, 87.08 feet; thence continuing along said westerly line along a curve to the left having a radius of 180.00 feet, a central angle of 47°29'48" and arc length of 149.22 feet, with chord bearing and distance of S21°45'58"W, 144.98 feet; thence continuing along said westerly line S1°58'56"E, 94.80 feet to a point on the south line of said Section 21; thence along said south line S88°20'49"W, 859.94 feet to the point of beginning (purported to contain 7.745 acres, more or less).



Exhibit A

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th Principal Sheridan, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the south quarter corner of said Section 21; thence N89°49'25"W, 1031.28 feet to the POINT OF BEGINNING of said tract, said point lying on the north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330); thence S88°26'26"W, 127.74 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence N01°35'59"W, 10.0 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence S88°24'01"W, 100.00 along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence N60°33'56"W, 17.46 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence N01°35'59"W, 30.00 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; thence S88°24'01"W, 4.12 feet along said north right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) to a point; said point lying on the proposed east right-of-way line of Mydland Road (AKA County Road No. 330); thence N00°30'22"W, 487.82 feet along said east right-of-way line of Mydland Road (AKA County Road No. 330) to a point; said point lying on the northerly line of a tract of land described in book 442 of Deeds, Page 89; thence S59°05'11"E, 353.90 feet along said northerly line of said tract described in Book 442 of Deeds, Page 89 to a point; thence S01°33'55"W, 79.84 feet along the easterly line of said tract described in Book 442 of Deeds, Page 89 to a point; thence S35°09'12"W, 95.05 feet along said easterly line of said tract described in Book 442 of Deeds, Page 89 to a point; thence S01°42'29"E, 190.73 feet along said easterly line of said tract described in Book 442 of Deeds, Page 89 to the POINT OF BEGINNING of said tract.

EXCLUDING a tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming more particularly described as follows:

Commencing at the south quarter corner of said Section 21 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N70°16'41"W, 1041.13 feet to the POINT OF BEGINNING of said tract, said point lying on the south line of Tract 1, School Tracts Plat, to the City of Sheridan, said point also being the northeast corner of a tract of land described in Book 489 of Deeds, Page 543; thence S88°44'19"W, 11.53 feet to a point; thence, through a curve to the right, having a central angle of 34°09'46", a radius of 200.00 feet, an arc length of 119.25 feet, a chord bearing of N74°10'48"W, and a chord length of 117.49 feet to a point; thence N57°05'55"W, 82.83 feet to a point; thence, through a curve to the left, having a central angle of 32°43'39", a radius of 201.50 feet, an arc length of 115.10 feet, a chord bearing of N73°27'45"W, and a chord length of 113.54 feet to a point, said point lying on the east right-of-way line of Mydland Road (AKA County Road No. 80) and the west line of said tract described in Book 489 of Deeds, Page 543; thence N00°30'14"W, 72.78 feet along said east right-of-way line of Mydland Road (AKA County Road No. 80) and said west line of said tract described in Book 489 of Deeds, Page 543 to a point, said point being the northwest corner of said tract described in Book 489 of Deeds, Page 543 and the southwest corner of said Tract 1, School Tracts Plat; thence S59°04'36"E, 353.90 feet along the north line of said tract described in Book 489 of Deeds, Page 543 and the south line of said Tract 1, School Tracts Plat to the POINT OF BEGINNING of said tract.

NO. 2023-784703 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
YONKEE & TONER P O BOX 6288
SHERIDAN WY 82801