

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that Little Horn Properties, LLC, a Wyoming limited liability company, Grantor, for an in consideration of Ten Dollars (\$10.00), in hand paid, receipt and sufficiency whereof is hereby acknowledged, CONVEYS AND QUITCLAIMS to Iron Man Investments, LLC, a Wyoming limited liability company, Grantee, of 1998 Stadium Drive, Sheridan, Wyoming 82801, its heirs and assigns, forever, all such right, title, interest, property, possession, claim and demand, as it has or ought to have, in or to all the following described premises, to-wit:

Please see Exhibit "A" attached hereto which is a legal description with map.

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

WITNESS my hand this 30<sup>th</sup> day of December, 2024.

**Little Horn Properties, LLC**

By: Brian N. Beisher, manager/member

STATE OF WYOMING )

) ss.

County of Sheridan )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 2024, by Brian N. Beisher.

WITNESS my hand and official seal.

Kurtis Russell  
Notary Public

KURTIS RUSSELL  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 162331  
MY COMMISSION EXPIRES: 03/21/2029

My Commission expires: 03/21/2029.

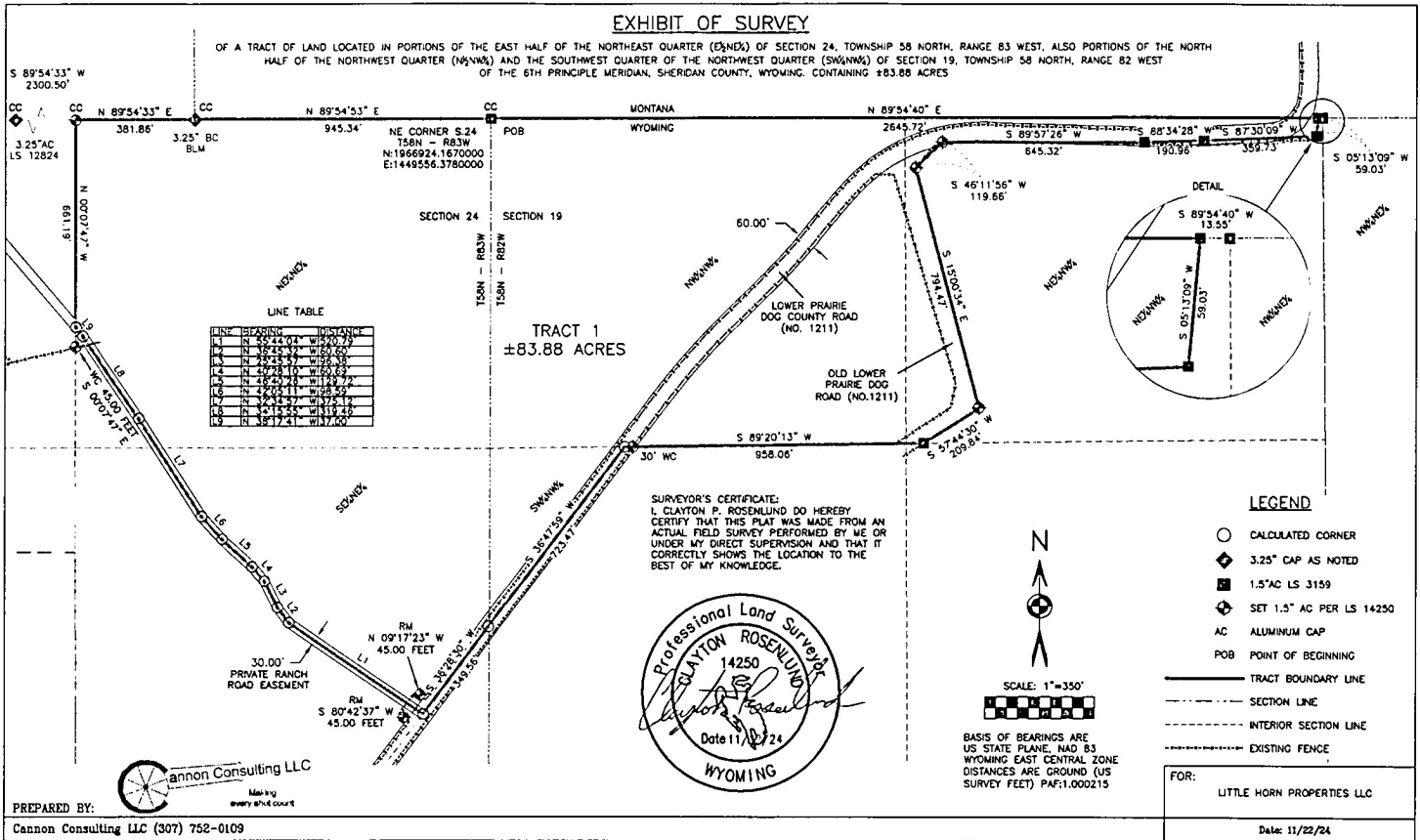


**EXHIBIT A**

A TRACT OF LAND LOCATED IN PORTIONS OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4 OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 83 WEST, ALSO PORTIONS OF THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) OF SECTION 19, TOWNSHIP 58 NORTH, RANGE 82 WEST OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24 AND THE POINT OF BEGINNING; THENCE N 89°54'40" E, 2645.72 FEET ALONG THE NORTH LINE OF SAID SECTION 19; THENCE S 05°13'09" W, 59.03 FEET; THENCE S 87°30'09" W, 359.73 FEET; THENCE S 88°34'28" W, 190.96 FEET; THENCE S 89°57'26" W, 645.32 FEET; THENCE S 46°11'56" W, 119.66 FEET; THENCE S 15°00'34" E, 794.47 FEET; THENCE S 57°44'30" W, 209.84 FEET; THENCE S 89°20'13" W, 958.06 FEET TO THE CENTERLINE OF LOWER PRAIRIE DOG ROAD; THENCE S 36°47'59" W, 723.47 FEET ALONG SAID CENTERLINE; THENCE S 36°28'30" W, 349.56 FEET ALONG SAID CENTERLINE TO THE CENTER OF INTERSECTION OF PRIVATE RANCH ROAD; THENCE N 55°44'04" W, 520.79 ALONG CENTERLINE OF SAID PRIVATE RANCH ROAD; THENCE N 36°45'32" W, 60.60 FEET ALONG SAID PRIVATE RANCH ROAD CENTERLINE; THENCE N 25°45'57" W, 96.38 FEET ALONG SAID PRIVATE RANCH ROAD CENTERLINE; THENCE N 40°28'10" W, 60.69 FEET ALONG SAID PRIVATE RANCH ROAD CENTERLINE; THENCE N 46°40'26" W, 129.72 FEET ALONG SAID PRIVATE RANCH ROAD CENTERLINE; THENCE N 42°05'11" W, 98.59 FEET ALONG SAID PRIVATE RANCH ROAD CENTERLINE; THENCE N 32°34'57" W, 375.12 FEET ALONG SAID PRIVATE RANCH ROAD CENTERLINE; THENCE N 34°15'55" W, 319.46 FEET ALONG SAID PRIVATE RANCH ROAD CENTERLINE; THENCE N 38°17'41" W, 37.00 FEET ALONG SAID PRIVATE RANCH ROAD CENTERLINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SAID SECTION 24; THENCE N 00°07'47" W, 661.19 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SECTION 24; THENCE N 89°54'33" E, 381.86 FEET ALONG SAID NORTH LINE OF SAID SECTION 24; THENCE N 89°54'53" E, 945.34 FEET ALONG SAID NORTH LINE OF SAID SECTION 24 TO THE POINT OF BEGINNING.  
SUBJECT TRACT CONTAINING ±83.88 ACRES.

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS OR CONVEYANCES



**NO. 2024-796547 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
BRIAN BEISHER P O BOX 6241  
SHERIDAN WY 82801