



2025-801716 8/28/2025 3:54 PM PAGE: 1 OF 6
FEES: \$27.00 AD QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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 **Coal Creek Investments, LLC, a Wyoming limited liability company, GRANTEE**, whose address is 4 Cowboy Trail, Buffalo, WY 82834, the following described real estate, situate in Sheridan County, State of Wyoming:

SEE EXHIBIT "A" ATTACHED HERETO

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 28th day of August 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 28th day of August 2025

Witness my hand and official seal.

Nicole M. Kendrick
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 06/11/2029

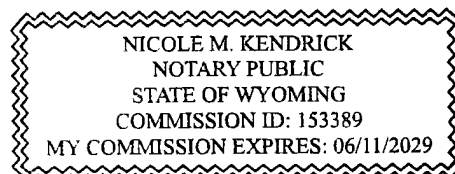


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

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.

PARCEL B:

Township 54 North, Range 81 West, 6th P.M., Sheridan County, Wyoming

Section 22: SE1/4NE1/4, E1/2SE1/4

Section 23: SW1/4NW1/4, W1/2SW1/4, NE1/4SW1/4

Section 26: W1/2NE1/4, NW1/4

Section 27: E1/2NE1/4

EXCEPTING THEREFROM:

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST



QUARTER (SE1/4SE1/4) OF SECTION 22, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 23, THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION 27 AND THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING WEST OF COAL CREEK ROAD (AKA COUNTY ROAD NO. 195) RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N 64°48'49" W, 1450.27 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 22 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 88°05'32" E, 2639.75 FEET TO THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF SAID COAL CREEK ROAD; THENCE ALONG SAID WEST R.O.W. LINE S 33°47'16" W, 60.39 FEET; THENCE ALONG SAID WEST R.O.W. LINE S 39°34'55" W, 134.29 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 445.70 FEET, AN ARC LENGTH OF 344.96 FEET, A CHORD OF S 15°23'21" W, 336.42 FEET AND A DELTA OF 44°20'43.14"; THENCE ALONG SAID WEST R.O.W. LINE S 09°25'55" E, 64.32 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 331.35 FEET, AN ARC LENGTH OF 269.01 FEET, A CHORD OF S 12°49'23" W, 261.68 FEET AND A DELTA OF 46°30'58.93"; THENCE ALONG SAID WEST R.O.W. LINE S 40°58'34" W, 70.90 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 939.15 FEET, AN ARC LENGTH OF 284.31 FEET, A CHORD OF S 30°46'31" W, 283.23 FEET AND A DELTA OF 17°20'43.27"; THENCE ALONG SAID WEST R.O.W. LINE S 20°26'03" W, 118.50 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 316.36 FEET, AN ARC LENGTH OF 173.76 FEET, A CHORD OF S 39°19'18" W, 171.59 FEET AND A DELTA OF 31°28'12.41"; THENCE ALONG SAID WEST R.O.W. LINE S 52°49'03" W, 157.23 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 460.51 FEET, AN ARC LENGTH OF 163.67 FEET, A CHORD OF S 39°01'49" W, 162.81 FEET AND A DELTA OF 20°21'46.76"; THENCE ALONG SAID WEST R.O.W. LINE S 29°03'43" W, 105.45 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 361.77 FEET, AN ARC LENGTH OF 115.80 FEET, A CHORD OF S 37°39'53" W, 115.31 FEET AND A DELTA OF 18°20'24.85"; THENCE ALONG SAID WEST R.O.W. LINE S 48°53'41" W, 150.62 FEET; THENCE ALONG SAID WEST R.O.W. LINE S 45°00'29" W, 200.93 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 508.04 FEET, AN ARC LENGTH OF 185.49 FEET, A CHORD OF S 58°24'02" W, 184.46 FEET AND A DELTA OF 20°55'42.92"; THENCE ALONG SAID WEST R.O.W. LINE S 70°53'45" W, 145.71 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 662.23 FEET, AN ARC LENGTH OF 311.24 FEET, A CHORD OF S 55°32'53" W, 308.39 FEET AND A DELTA OF 26°55'42.20"; THENCE ALONG SAID WEST R.O.W. LINE S 36°39'58" W, 213.35 FEET; THENCE ALONG SAID WEST R.O.W. LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 528.47 FEET, AN ARC LENGTH OF 321.40 FEET, A CHORD OF S 19°28'15" W, 316.47 FEET AND A DELTA OF 34°50'42.42"; THENCE ALONG SAID WEST R.O.W. LINE S 00°26'20" E, 448.25 FEET; THENCE ALONG SAID WEST R.O.W. LINE S 05°36'24" E, 118.57 FEET TO THE SOUTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION 27; THENCE S 88°42'43" W, 666.19 FEET ALONG SAID SOUTH LINE TO THE CENTER EAST 1/16th CORNER OF SECTION 27; THENCE N 00°23'34" W, 1319.25 FEET ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) TO THE NORTHEAST 1/16th CORNER OF SECTION 27; THENCE N 00°11'22" W, 1320.43 FEET ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) TO THE EAST 1/16th CORNER OF SAID SECTIONS 22 AND 27, THENCE N 00°58'37" E, 625.42 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 22



TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE $\frac{1}{4}$ SE $\frac{1}{4}$) AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 22 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW $\frac{1}{4}$ SW $\frac{1}{4}$) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N 26°49'58" W, 2835.19 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE $\frac{1}{4}$ SE $\frac{1}{4}$) OF SAID SECTION 22 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 00°58'38" E, 88.46 FEET ALONG SAID WEST LINE TO THE CENTER EAST SIXTEENTH (CE1/16) CORNER OF SAID SECTION 22; THENCE N 00°55'07" E, 1312.95 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SAID SECTION 22 TO THE NORTHEAST SIXTEENTH (NE1/16) CORNER OF SAID SECTION 22; THENCE S 89°48'45" E, 1264.54 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) TO THE NORTH SIXTEENTH (N1/16) CORNER OF SAID SECTIONS 22 AND 23; THENCE N 89°08'46" E, 1322.36 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW $\frac{1}{4}$ NW $\frac{1}{4}$) TO THE NORTHWEST SIXTEENTH (NW1/16) CORNER OF SAID SECTION 23; THENCE S 00°02'24" W, 1309.04 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW $\frac{1}{4}$ NW $\frac{1}{4}$) TO THE CENTER WEST SIXTEENTH (CW1/16) CORNER OF SAID SECTION 23; THENCE S 87°38'03" W, 2610.61 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$), OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. LYING EAST OF THE CENTERLINE OF COAL CREEK ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N 50°02'28" E, 2070.95 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$), SAID POINT ALSO LYING IN THE CENTERLINE OF COAL CREEK ROAD AND BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 26°14'13" W, 67.41 FEET ALONG SAID CENTERLINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 623.11 FEET, AN ARC LENGTH OF 447.41 FEET, A DELTA OF 41°08'3.56" AND A CHORD OF N 07°04'08", 437.86 FEET ALONG SAID CENTERLINE; THENCE N 30°10'06" E, 146.66 FEET ALONG SAID CENTERLINE; THENCE THROUGH AN ARC TO THE LEFT HAVING A RADIUS OF 231.88 FEET, AN ARC LENGTH OF 228.72 FEET, A DELTA OF 56°30'53.80", AND A CHORD OF N 03°14'46" W, 219.56 FEET ALONG SAID CENTERLINE; THENCE N 29°23'44" W, 467.23 FEET ALONG SAID CENTERLINE; THENCE N 26°14'13" W, 67.41 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$) OF SAID SECTION 23; THENCE N 89°08'53" E, 1225.21 FEET ALONG SAID NORTH LINE TO THE CENTER QUARTER CORNER (C1/4) OF SAID SECTION 23; THENCE S 00°03'43" W, 1313.20 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER



(NE $\frac{1}{4}$ SW $\frac{1}{4}$) TO THE CENTER SOUTH SIXTEENTH CORNER (CS1/16) OF SAID SECTION 23; THENCE S 89°14'22" W, 1063.43 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$) TO THE POINT OF BEGINNING OF SUBJECT TRACT.

ALSO EXCEPTING:

A PORTION OF A TRACT OF LAND DESCRIBED BY DEED #2024-791948 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/4) AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) OF SECTION 23, ALSO IN THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26 IN TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE NORTH QUARTER CORNER (N1/4) CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 89°21'47" E, 1324.84 FEET ALONG THE NORTH LINE OF SAID SECTION 26 TO THE EAST SIXTEENTH CORNER (E1/16) COMMON WITH SAID SECTION 26 AND SECTION 23; THENCE S 00°20'44" E, 1586.84 FEET ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) OF SECTION 26; THENCE N 71°40'56" W, 3314.52 FEET TO THE NORTHWEST LINE OF COAL CREEK ROAD RIGHT-OF-WAY; THENCE N 20°26'03" E, 118.50 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 939.15 FEET, AN ARC LENGTH OF 284.31 FEET, A DELTA OF 17°20'43" AND A CHORD N 30°46'31" E, 283.23 FEET ALONG SAID NORTHWEST LINE; THENCE N 40°58'34" E, 70.90 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 331.35 FEET, AN ARC LENGTH OF 269.01 FEET, A DELTA OF 46°30'59" AND A CHORD OF N 12°49'23" E, 261.68 FEET ALONG SAID NORTHWEST LINE; THENCE N 09°25'55" W, 64.32 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 445.70 FEET, AN ARC LENGTH OF 344.96 FEET, A DELTA OF 44°20'43" AND A CHORD OF N 15°23'21" E, 336.42 FEET ALONG SAID NORTHWEST LINE; THENCE N 39°34'55" E, 134.29 FEET ALONG SAID NORTHWEST LINE; THENCE N 33°47'16" E, 60.39 FEET ALONG SAID NORTHWEST LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 26; THENCE N 51°45'09" W, 381.48 FEET; THENCE N 00°05'46" E, 443.94 FEET; THENCE N 89°22'40" E, 544.02 FEET TO THE CENTERLINE OF SAID COAL CREEK ROAD; THENCE S 14°59'23" E, 63.17 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) OF SAID SECTION 23; THENCE S 89°14'22" W, 260.48 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4); THENCE S 00°05'46" W, 1311.24 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 23 TO SAID NORTH LINE OF SAID SECTION 26; THENCE N 89°19'44" E, 1324.73 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

A PORTION OF A TRACT OF LAND DESCRIBED BY DEED #2024-791948 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE NORTHWEST QUARTER (NW1/4) AND THE WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) OF SECTION 26, 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 59°10'34" E 974.85 FEET TO A POINT ON THE NORTHWEST LINE OF COAL CREEK RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 71°40'56" E 3314.52 FEET, TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4); THENCE S 00°20'44" E 1025.93 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4); THENCE N 71°14'54" W 4064.53 FEET TO A POINT ON SAID NORTHWEST LINE OF COAL CREEK ROAD RIGHT-OF-WAY; THENCE N 45°00'29" E, 175.82 WIPEOUFEET ALONG SAID NORTHWEST LINE; THENCE N 48°53'41" E 150.62 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 361.77 FEET, AN ARC LENGTH OF 115.80 FEET, A DELTA OF 18°20'25", A CHORD OF N 37°39'53" E 115.31 FEET ALONG SAID NORTHWEST LINE; THENCE N 29°03'43" E 105.45 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 460.54 FEET, AN ARC LENGTH OF 163.67 FEET, A DELTA OF 20°21'47" AND A CHORD OF N 39°01'49" E 162.81 FEET ALONG SAID NORTHWEST LINE; THENCE N 52°49'03" E 157.23 ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 316.36 FEET, AN ARC LENGTH OF 173.76 FEET, A DELTA OF 31° 28'12" AND A CHORD OF N 39°19'18" E 171.59 FEET ALONG SAID NORTHWEST LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

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 RAIDUS 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.

