



2025-802855 10/21/2025 2:16 PM PAGE: 1 OF 3
FEES: \$18.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

Coal Creek Investments, 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:

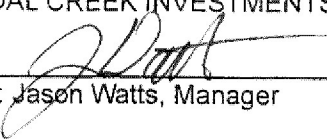
SEE EXHIBIT "A" ATTACHED HERETO

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 20th day of October, 2025.

COAL CREEK INVESTMENTS, LLC



By: Jason Watts, Manager

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Jason Watts, Manager of Coal Creek Investments, LLC, a Wyoming limited liability company, this 20th day of October, 2025.

Witness my hand and official seal.



Signature of Notarial Officer

Title: Notary Public

My Commission Expires: 03/08/2030

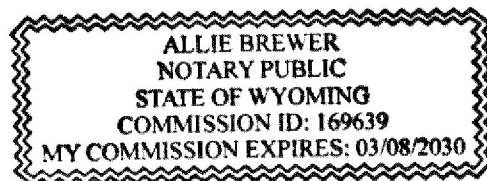




EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF A TRACT OF LAND DESCRIBED BY DEED #2024-791948 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION 22 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), AND THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/4) OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE CENTER WEST SIXTEENTH (CW1/16) CORNER OF SAID SECTION 23 AND THE POINT OF BEGINNING SUBJECT TRACT; THENCE N 89°08'53" E, 98.47 FEET TO THE CENTERLINE OF COAL CREEK ROAD; THENCE S 26°14'13" E, 67.41 FEET ALONG SAID CENTERLINE; THENCE S 29°23'44" E, 467.23 FEET ALONG SAID CENTERLINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 231.88 FEET, AN ARC LENGTH OF 228.72 FEET, A DELTA OF 56°30'54" E, AND A CHORD OF S 03°14'46" E, 219.56 FEET ALONG SAID CENTERLINE; THENCE S 30°10'06" W, 146.66 FEET ALONG SAID CENTERLINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 623.11 FEET, AN ARC LENGTH OF 447.41 FEET, A DELTA OF 41°08'24" AND A CHORD OF S 07°04'08" W, 437.86 FEET ALONG SAID CENTERLINE; THENCE LEAVING SAID CENTERLINE S 89°22'39" W, 544.02 FEET; THENCE S 00°05'46" W, 443.94 FEET; THENCE S 51°45'09" E, 381.46 FEET TO A POINT ON THE EAST LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 23; THENCE S 88°05'32" W, 2639.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4); THENCE N 00°58'37" E, 1913.01 FEET ALONG SAID WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4); THENCE N 87°38'03" E, 2610.61 FEET TO THE POINT OF BEGINNING; SUBJECT TRACT CONTAINING AN AREA OF 116.64 ACRES MORE OR LESS

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBERANCES OF RECORD.



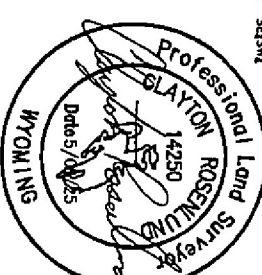
EXHIBIT OF SURVEY

A PORTION OF A TRACT OF LAND DESCRIBED BY DEED #2024-791948 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) AND THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 SW1/4) SECTION 23 OF TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, CONTAINING ±116.64 ACRES

LEGEND

- ◆ FOUND 3.25 AC PLS 6594 OR AS NOTED
- CALCULATED CORNER
- ◊ SET 1.5" AC LS 14250
- AC ALUMINUM CAP
- WC WITNESS CORNER
- PROPERTY LINE
- SECTION LINES
- - - INTERIOR SECTION LINES
- - - ADJOINING PROPERTY LINE
- POB POINT OF BEGINNING

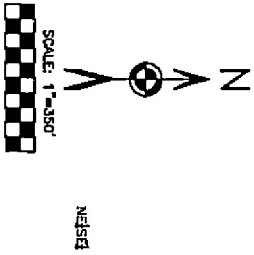
SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLIND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



FOR:
WW LAND CO
BUFFALO, WYOMING

Date: 8/26/25

N 00°58'37" E 1913.01'

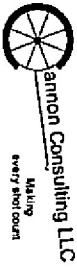


BASES OF BEARINGS ARE
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US
SURVEY FEET)
PAGE: 1000238

SUBJECT TRACT
±119.64 ACRES

SECTION 22
SECTION 23

PREPARED BY:
Cannon Consulting LLC (307) 752-0109



NO. 2025-802855 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AGE 632 COFFEEN AVE
SHERIDAN WY 82801