

WARRANTY DEED

W bar D Ranch LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Jost Ranch, LLC, a Wyoming limited liability company, GRANTEE, whose address is 1100 Westview Drive, Sheridan Wyoming 82801, the following described real estate, 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, more particularly described as follows:

See EXHIBIT "A" attached hereto;

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

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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.

WITNESS my/our hand(s) this 19th day of June, 2020

W bar D Ranch LLC,
a Wyoming limited liability company

By: [Signature]
Title: MANAGER

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 19th day of June, 2020, by William D. Doenz, as Manager of W bar D Ranch LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-73-22





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EXHIBIT "A"

A tract of land being a part of Parcel NO. 4 as recorded in Book 527 of Deeds, Page 551, situated in the South½SW¼ and SW¼SE¼ of Section 31, Township 55 North, Range 83 West, East½NE¼ and NE¼SE¼ of Section 1, Township 54 North, Range 84 West, and Section 6, Township 54 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described as follows:

Commencing at the west quarter corner of said Section 6, said point being the POINT OF BEGINNING of the herein described tract; thence N01°37'05"W, 367.20 feet along the west line of a tract of land described in Book 295 of Deeds, Page 263 to a point; thence N35°15'31"W, 916.08 feet along said west line described in Book 295 of Deeds, Page 263 to a point; thence N02°18'21"W, 899.39 feet along said west line described in Book 295 of Deeds, Page 263 to a point; thence N85°19'32"E, 1200.93 feet along the north line of said tract described in Book 295 of Deeds, Page 263 to a point; thence N23°07'30"E, 554.11 feet along said north line described in Book 295 of Deeds, Page 263 to a point; thence N82°13'01"E, 786.45 feet along said north line described in Book 295 of Deeds, Page 263 to a point; thence S89°46'53"E, 863.44 feet along said north line described in Book 295 of Deeds, Page 263 to a point, said point lying on the west right of way line of Interstate I-90; thence S89°21'59"E, 149.62 feet along said north line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence S06°02'24"W, 305.63 feet along the east line of said tract described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence through a spiral curve to the left with a centerline radius of 2864.79, a centerline spiral length of 400.00 feet, a chord bearing of S04°54'05"W, and a chord length of 409.87 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence through a non tangent curve to the left, having a radius of 3014.79 feet, a central angle of 04°59'52", an arc length of 262.97 feet, a chord bearing of S00°16'45"E, and a chord distance of 262.90 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence S87°11'01"W, 25.00 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence through a non tangent curve to the left, having a radius of 3039.97 feet, a central angle of 21°58'53", an arc length of 1166.27 feet, a chord bearing of S13°48'24"E, and a chord distance of 1159.13 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence N65°12'08"E, 25.00 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence through a non tangent curve to the left, having a radius of 3014.97 feet, a central angle of 16°03'51", an arc length of 845.31 feet, a chord bearing of S32°50'32"E, and a chord distance of 842.52 feet to a point; thence through a spiral curve to the left with a centerline radius of 2864.79, a centerline spiral length of 400.00 feet, a chord bearing of S43°31'54"E, and a chord length of 409.90 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence N45°19'53"E, 49.88 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence S44°53'49"E, 895.43 feet along said east line described in Book 295 of Deeds, Page 263, and said west right of way line to a point; thence N81°20'41"W, 274.05 feet along said east line described in Book 295 of Deeds, Page 263, to a point; thence S02°22'45"W, 1075.60 feet along said east line described in Book 295 of Deeds, Page 263, to a point; thence N47°01'49"W, 1380.30 feet along a fence line to a point; thence N72°40'57"W, 314.64 feet along said fence line to a point; thence N57°42'59"W, 526.32 feet along said fence line to a point; thence S54°14'28"W, 1013.78 feet along said fence line to a point; thence S89°06'24"W, 51.39 feet along said fence line to a point; thence S88°09'12"W, 1274.68 feet along said fence line to a point, said point lying on the west line of said Section 6; thence N01°11'44"W, 1325.53 feet along said west line to the POINT OF BEGINNING of said tract.

AND

Also a tract of land more or less being that portion of the S½NE¼ and the SE¼NW¼ of said Section 1, Township 54 North, Range 84 West 6th P.M., Sheridan County, Wyoming

lying east of the centerline of U.S. Highway No.87 and west of said Parcel NO. 4 described in Book 527 of Deeds, Page 551.

Reserving from said tract a thirty (30) foot wide adjoiner's access easement fifteen (15) feet each side of the centerline of an existing access road situated in said S½NE¼; said centerline being more particularly described as follows:

Commencing at said west quarter corner of Section 6; thence N84°12'46"W, 2481.40 feet to the POING OF BEGINNING, said point lying in the right-of-way of said Highway; thence N47°55'10"E, 207.04 feet along said centerline to a point; thence N60°19'42"E, 188.44 feet along said centerline to a point; thence N72°36'53"E, 471.20 feet along said centerline to a point; thence N75°51'09"E, 342.52 feet along said centerline to a point; thence N69°04'29"E, 227.62 feet along said centerline to a point; thence N79°43'39"E, 123.02 feet along said centerline to a point; thence N86°27'36"E, 171.17 feet along said centerline to a point; thence N66°17'33"E, 34.60 feet along said centerline to a point; thence N05°02'25"E, 38.74 feet along said centerline to a point; thence N51°58'43"W, 304.14 feet along said centerline to a point; thence N47°24'49"W, 321.62 feet along said centerline to the north line of said S½NE¼ being the POINT OF TERMINUS and being N45°37'40"W, 1827.55 feet from said west quarter corner, said side-lines to extend and truncate on the north line of said S½NE¼

AND

A tract of land situated in the SW¼ of Section 6, Township 54 North, Range 83 West, the N½SE¼ and the SE¼SE¼ of Section 1, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the southeast corner of said Section 1 (Monumented with a 3¼" Aluminium Cap on 5/8" rebar inside a 2" Iron Pipe per PLS 2615); thence N88°27'42"E, 45.63 feet to the POINT OF BEGINNING of said tract, said point lying on the easterly right-of-way line of U.S. Highway No. 87, said point also being the northwest corner of a tract of land described in Book 329 of Deeds, Page 203 (Monumented with a 2" Aluminium Cap per PLS 6812); thence N42°45'07"W, 122.00 feet along said easterly right-of-way line of U.S. Highway No. 87 to a point (Monumented with a 2" Aluminium Cap per PLS 6812); thence S47°14'53"W, 74.87 feet to a point, said point lying on the centerline of said U.S. Highway No. 87; thence N42°45'24"W, 60.00 feet along said centerline of U.S. Highway No. 87 to a point; thence N47°14'53"E, 74.87 feet to a point (Monumented with a 2" Aluminium Cap per PLS 6812), said point lying on said easterly right-of-way line of said U.S. Highway No. 87; thence N42°45'07"W, 1578.90 feet along said easterly right-of-way line of U.S. Highway No. 87 to a point, said point being Highway Right-of-Way Station 268+41.4, 75' Left (Monumented with a 2" Aluminium Cap per PLS 6812); thence, along said easterly right-of-way line of U.S. Highway No. 87 through a non-tangent curve to the right, having a central angle of 03°25'21", a radius of 11384.16 feet, an arc length of 680.04 feet, a chord bearing of N41°05'11"W, and a chord length of 679.94 feet to a point, said point being Highway Right-of-Way Station 261+58.1, 75' Left (Monumented with a Concrete Highway Right-of-Way Monument); thence N39°19'06"W, 28.00 feet along said easterly right-of-way line of U.S. Highway No. 87 to a point (Monumented with a 2" Aluminium Cap per PLS 6812); thence S50°40'54"W, 74.79 feet to a point, said point lying on the centerline of said U.S. Highway No. 87; thence N39°19'33"W, 60.00 feet along said centerline of U.S. Highway No. 87 to a point; thence N50°40'54"E, 74.80 feet to a point (Monumented with a 2" Aluminium Cap per PLS 6812), said point lying on said easterly right-of-way line of said U.S. Highway No. 87; thence N39°19'06"W, 893.84 feet along said easterly right-of-way line of U.S. Highway No. 87 to a point (Monumented with a 2" Aluminium Cap per PLS 6812), said point being N87°56'34"E, 427.37 feet from the center quarter corner of said Section 1 as described in Book 455 of Deeds, Page 646 (Monumented with a 1½" Aluminium Cap per PLS 258); thence N87°56'34"E, 2164.45 feet along the north line of said N½SE¼ and an existing fence line to a point, said point being the east quarter corner of said Section 1 (Monumented with a 1½" Aluminium Cap per PLS 102);



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thence S01°12'22"E, 1322.31 feet along the east line of said Section 1 to a point (Monumented with a 3/4" Aluminium Cap per PLS 6812), said point being the northeast corner of said SE 1/4 SE 1/4, Section 1; thence, continue S01°12'22"E, 3.39 feet along said east line of said Section 1 to a point, said point being the southwest corner of a tract of land described in Book 527 of Deeds, Page 551, Parcel 4; thence N88°08'23"E, 1274.91 feet along the south line of said tract described in Book 527 of Deeds, Page 551, Parcel 4 to a point (Monumented with a 1 1/2" Aluminium Cap per PLS 102), said point being the northwest corner of a tract of land described in Book 527 of Deeds, Page 551, Parcel 6; thence S01°03'25"E, 365.67 feet along the west line of said tract described in Book 527 of Deeds, Page 551, Parcel 6 to a point (Monumented with a 1 1/2" Aluminium Cap per PLS 2615), said point being the northwest corner of a tract of land described in Book 439 of Deeds, Page 320; thence, continue S01°03'25"E, 960.43 feet along the west line of said tract described in Book 439 of Deeds, Page 320 to a point (Monumented with a 1 1/2" Aluminium Cap per PLS 102), said point being the southwest corner of said tract described in Book 439 of Deeds, Page 320 and lying on the north line of a said tract described in Book 329 of Deeds, Page 203; thence S88°27'42"W, 1225.77 feet along the north line of said tract described in Book 329 of Deeds, Page 203 to the POINT OF BEGINNING of said tract.

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WILCOX AGENCY
SHERIDAN WY 82801