

WARRANTY DEED

W bar D Ranch LLC, Grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **XCI, LLC**, Grantees, whose address is 145 N. Connor St., Ste. 3 Sheridan, WY 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

See **Exhibit "A"** attached hereto and made part hereof by this reference.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

SUBJECT to all reservations, restrictions, easements, rights-of-way and covenants of record.

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

DATED this 1st day of August, 2022.

GRANTOR:

W bar D Ranch LLC,
a Wyoming limited liability company

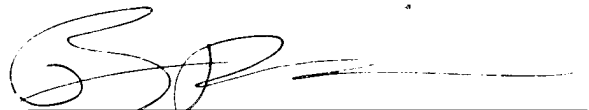
By: 
William J. Doenz, Manager

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 1st day of August, 2022, by William J. Doenz who is the Manager of W bar D Ranch LLC, a Wyoming limited liability company, Grantor.

WITNESS my hand and official seal.

My Commission expires: 5-13-28



Signature of Notarial Officer
Rank and Title: Notary Public

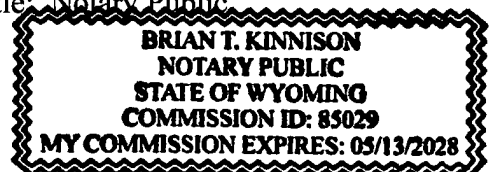


Exhibit A

The Land referred to herein below is situated in the County of Sheridan, State of Wyoming, and is described as follows:

PARCEL 1:

A tract of land located in Tracts 29 and 30, McNally Third Subdivision, Sheridan County, Wyoming, described as follows:

Beginning at the Southeast corner of said Tract 29; thence West 204.5 feet to a point; thence North 324.9 feet to a point; thence N43°04'E, 207.1 feet to a point; thence N88°22'E, 63.2 feet to a point; thence South 58.7 feet to a point; thence S74°24'E, 112.3 feet to a point; thence S57°59'E, 131.3 feet to a point; thence S23°39'W, 348.8 feet to a point; thence West 79.6 feet to the point of beginning

A tract of land situated in the SE¼ of Section 23, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 23; thence S87°24'50"W, 1235.06 feet to the point of beginning of said tract, said point being the northeast corner of the McNally Third Subdivision to Sheridan County; thence S00°39'18"E, 2582.19 feet along the east line of said McNally Third Subdivision to the southeast corner of said McNally Subdivision; thence 89°29'07"W, 1109.50 feet along the south line of said McNally Third Subdivision to a point, said point being the southeast corner of the Resubdivision of Tracts Nos. 14 through 18 of the McNally Third Subdivision to Sheridan County; thence N63°20'19"E, 183.66 feet along the easterly line of said Resubdivision of Tract Nos. 14 through 18 of the McNally Third Subdivision to a point; thence N23°09'47"E, 886.70 feet along said easterly line of said Resubdivision of Tract Nos. 14 through 18 of the McNally Third Subdivision to the northeast corner of said Resubdivision of Tract Nos. 14 through 18 of the McNally Third Subdivision, said point lying on the south right-of-way line of East Road; thence N26°15'49"E, 55.77 feet to a point, said point lying on the north right-of-way line of said East Road and being the southeast corner of a tract of land described in Book 425 of Deeds, Page 487; thence N23°56'39"E, 348.12 feet along the easterly line of said tract described in Book 425 of Deeds, Page 487 to the southeast corner of a tract of land described in Book 334 of Deeds, Page 92; thence N23°56'39"E, 17.40 feet along the easterly line of said tract described in Book 334 of Deeds, Page 92 to a point; thence N00°37'51"E, 616.59 feet along said easterly line of said tract described in Book 334 of Deeds, Page 92 to the southeast corner of Kosma Subdivision to Sheridan County; thence N01°18'06"E, 671.03 feet along the east line of said Kosma Subdivision and Harnish Subdivision to Sheridan County to the northeast corner of said Harnish Subdivision, said point being the southeast corner of a tract of land described in Book 421 of Deeds, Page 173; thence N01°16'43"E, 17.92 feet along the east line of said tract described in Book 421 of Deeds, Page 173 to a point lying on the north line of said McNally Third

Subdivision, said point being the northeast corner of said tract described in Book 421 of Deeds, Page 173; thence N89°14'08"E, 371.60 feet along said north line of McNally Third Subdivision to the Point of Beginning.

A tract of land situated in the NW¼NW¼, Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 26; thence N 89°58'52"E, 990.00 feet to the **POINT OF BEGINNING** of said tract, said point lying on the north line of Tract 7, McNally Subdivision to Sheridan County and the easterly right-of-way line of Cox Valley Road; thence N89°29'06"E, 328.40 feet along the vacated north line of said vacated portion of Tract 7 to the northeast corner of said vacated portion of Tract 7; thence S00°07'28"E, 535.58 feet along the vacated east line of said vacated portion of Tract 7 to the southeast corner of said vacated portion of Tract 7; thence S89°51'33"W, 637.27 feet along the vacated south line of said vacated portion of Tract 7 to a point, said point lying on said easterly right-of-way line of Cox Valley Road; thence N29°56'36"E, 616.48 feet along said easterly right-of-way line of Cox Valley Road to the **POINT OF BEGINNING** of said tract.

A tract of land situated in the S½NW¼, Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming Tracts of Tracts 15 and 16 McNally Subdivision (now vacated), Sheridan County, Wyoming, said tract of land being more particularly described as follows:

BEGINNING at the southeast corner of Tract 16, McNally Subdivision; thence S89°34'38"W, 180.58 feet along the south line of said Tract 16 to a point; thence S89°33'31"W, 463.42 feet along said south line to a point; thence N00°02'14"W, 460.51 feet, forty (40) feet east of and parallel to the west line of Tract 16, to a point; thence S89°51'47"W, 75.17 feet to a point; thence N18°10'53"W, 255.32 feet to a point, said point lying on the north line of Tract 15; thence N89°51'47"E, 197.97 feet along said north line of said Tract 15 and the north line of Tract 16 to a point, said point being the southeast corner of Tract 11, McNally Subdivision; thence N89°22'36"E, 600.00 feet along said north line of Tract 16 to a point; thence S00°05'46"E, 705.00 feet along the east line of said Tract 16 to the **POINT OF BEGINNING** of said tract.

Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 13: SW¼, SW¼NW¼, and all that part of the SE¼NW¼ and W½SE¼ lying Westerly of the West right-of-way line of Interstate 90

Section 14: SE¼NE¼, E½SE¼

Section 23: E½E½

Section 24: NW¼, SW¼ and all that part of the W½NE¼ and W½SE¼ lying Westerly of the west right of way line of Interstate 90

Section 25: W½, W½E½, SE¼SE¼ and all that part of the E½NE¼ and the NE¼SE¼ lying Westerly of the west right-of-way line of Interstate 90

Section 26: E½, NE¼NW¼

Also, that part of the SE¼NW¼ of Section 26, T.55N., R84W., 6th P.M., Sheridan County, Wyoming described as follows:

Beginning at a point in the West line of said SE¼NW¼ which point is 1085 feet North of the Southwest corner of said SE¼NW¼, and which point is the Northeast corner of Tract 11 of McNally Subdivision; thence East, parallel to the South line of said SE¼NW¼ 1320 feet, more or less, to a point on the East line of said SE¼NW¼, thence North 235 feet to the Northeast of said SE¼NW¼, thence West parallel to the South line a distance of 1320 feet, more or less, to a point on the West line of said SE¼NW¼, thence South 235 feet to the point of beginning.

Also tract of land in the SE¼NW¼ of Section 26, T.55N., R84W., 6th P.M., Sheridan County, Wyoming:

Beginning at a point in the West line of said SE¼NW¼ which point is 705 feet north of the Southwest corner of said SE¼NW¼ and 84 feet East of the Northwest corner of said Tract 16, thence North on said West line of said SE¼NW¼ a distance of 340 feet to a point which is the Northeast corner of said Tract 11, thence East parallel to the South line of said SE¼NW¼ a distance of 1320 feet, more or less, to a point in the East line of said SE¼NW¼, thence South a distance of 1085 feet to the Southeast corner of said SE¼NW¼, thence West of the South line of said SE¼NW¼ a distance of 720 feet, more or less, to the Southeast corner of said Tract 16, thence North 705 feet to the Northeast corner of said Tract 16, and thence West 600 feet to the point of beginning.

Also, all that portion of the E½SW¼ of Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming described as follows:

Commencing at a point 1596 feet North of the South Quarter corner of said section, thence North 1,089 feet to the center of said section, thence West 900 feet to a point, thence South to the Northerly right of way line of the State Highway, thence Southeasterly to a point 720 feet East of the West line of the Southeast quarter of the Southwest quarter of said Section, thence North 1426 feet to a point, and thence East 600 feet to the point of beginning.

A TRACT OF LAND ON SURVEY A-71 completed by Thomas D. Tucker, Registration No. 6812 dated February 26, 2014, Recorded March 4, 2014, Drawer A, Plat No. 71 as contained in the SE¼SW¼ of Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Beginning at the South Quarter corner of said Section 26 (monumented with a 1½" aluminum cap inside a 2" iron pipe per PLS 102); thence S89°57'38"W, 289.01 feet along the south line of said SE¼SW¼ to a point, said point being the southeast corner of a tract of land described in Book 545 of Deeds, Page 462; thence N00°09'46"E, 60.00 feet along the east line of said tract described in



Book 545 of Deeds, Page 462 to a point; thence N89°57'38"E, 288.88 feet to a point, said point lying on the east line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S00°02'16"W. 60.00 feet along said east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ to the point of beginning of said tract.

Section 36: E $\frac{1}{2}$, E $\frac{1}{2}$ W $\frac{1}{2}$

Township 54 North, Range 83 West 6th P.M., Sheridan County, Wyoming

Section 6: A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ more particularly described as follows: Beginning at the Northwest corner of said section, thence East 900 feet, thence Southwesterly 618 feet to a point 660 feet East of the West line of said Section, thence West 660 feet to a point in the West line of said Section 6, and thence North 545 feet to the point of beginning.

Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 1: Lots Two (2) and Three (3) and all of the E $\frac{1}{2}$ NE $\frac{1}{4}$

Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 31: W $\frac{1}{2}$ SW $\frac{1}{4}$, and all that part of the W $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ lying Westerly of the Westerly right of way line of Interstate 90

EXCEPTING THEREFROM that certain parcel of land conveyed to Jost Ranch, LLC, a Wyoming limited liability company as contained in the Warranty Deed recorded June 19, 2020, Recording #2020-759412.

ALSO EXCEPTING THEREFROM that certain parcel of land conveyed to Jost Ranch, LLC, a Wyoming limited liability company as contained in the Warranty Deed recorded June 26, 2020, Recording #2020-759594

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission as contained in the Warranty Deed recorded January 23, 1964, Book 144, Page 394.

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission as contained in the Warranty Deed recorded January 28, 1964, Book 144, Page 201.