

**WARRANTY DEED**

**XCI, LLC**, a Wyoming limited liability company with a mailing address of 40 South Main Street, Sheridan, Wyoming 82801, as "Grantor," for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby conveys and warrants to **Main Street FBI, LLC**, a Wyoming limited liability company with a mailing address of P.O. Box Q, Sheridan, Wyoming 82801, as Grantee, the following-described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Together with all improvements thereon and all appurtenances thereto.

Subject to reservations and exceptions in patents from the United States, prior mineral reservations, easements, encroachments, encumbrances, and restrictions and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records.

WITNESS MY HAND this 22 day of April, 2024.

**XCI, LLC,**  
**a Wyoming limited liability company**

By: Landon Ash  
Landon Ash, Sole Member

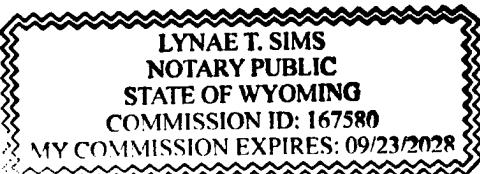
STATE OF WYOMING §  
§ ss.  
COUNTY OF SHERIDAN §

The foregoing instrument was acknowledged before me by Landon Ash, as the sole member of XCI, LLC, the Grantor, this 22 day of April, 2024.

Witness my hand and official seal.

LYNAE T. SIMS  
Notary Public

My Commission Expires: 9-23-26



**EXHIBIT 'A'**

A PARCEL OF LAND BEING WITHIN SECTION 36, T.55N., R.84W, AND SECTION 1, T.54N., R.84W., 6TH P.M., SHERIDAN COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M.

SECTION 36: SWSE, NWSE, SWNE, AND THE TRACT WITHIN THE NWNE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W 1/16 OF SAID SECTION 36 MONUMENTED BY AN ALUMINUM CAPPED REBAR STAMPED "PLS 19779", THENCE ALONG AN EXISTING EAST WEST FENCELINE S73°18'41"E A DISTANCE OF 1373.63 FEET TO THE INTERSECTION OF THE MIDSECTION LINE OF SAID SECTION 36, POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING THE MIDSECTION LINE OF SAID SECTION 36 CONTINUING ALONG THE EAST WEST FENCELINE S73°18'41"E A DISTANCE OF 1373.67 FEET TO THE INTERSECTION OF THE EAST LINE OF NWNE MONUMENTED BY AN ALUMINUM CAPPED REBAR STAMPED "PLS 19779";

THENCE ALONG THE EAST LINE OF THE SAID NWNE S00°27'09"E A DISTANCE OF 516.84 FEET TO THE NE 1/16 CORNER OF SAID SECTION 36;

THENCE ALONG THE SOUTH LINE OF NWNE S89°47'03"W A DISTANCE OF 1312.71 FEET TO THE MIDSECTION LINE OF SAID SECTION 36;

THENCE ALONG THE MIDSECTION LINE OF THE SAID SECTION 36 N00°26'58"W A DISTANCE OF 916.27 FEET TO THE POINT OF BEGINNING.

TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M.

SECTION 1: LOT 2.