

## WARRANTY DEED

For value received, Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019 and Jeffrey A. Hager, Frank T. Hager, Jr. and Gary R. Hager and Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement dated August 10, 2010 (hereafter collectively referred to as "Grantors") convey and warrant to XCI, LLC ("Grantee") whose address is 145 North Connor Street, Suite 3, Sheridan, WY 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A

Together with all buildings, permanent improvements and fixtures situate thereon.

Together with all water rights appurtenant to the above described property; provided, however, Seller makes no warranty regarding the validity, extent or transferability of any water rights such water rights.

The above described property is conveyed subject to all exceptions, reservations, rights of way, easements, dedications, covenants, restrictions, mineral and royalty conveyances, and rights of record and subject to conflicts in boundary lines and encroachments and building, zoning and subdivision regulations, real estate taxes, assessments and any state of facts that would be disclosed by a review of public records or physical inspection or accurate survey of the premises. The above described property is sold in "AS IS, WHERE IS" physical condition, and Grantors make no warranty concerning access to that part of the property located in Township 55 North, Range 85 West, 6<sup>th</sup> P.M.

Dated this 4<sup>th</sup> day of March, 2022

Susan Dow  
Susan Dow as Trustee of the Susan Dow Trust dated  
May 9, 2019

Jeffrey A. Hager

Frank T. Hager, Jr.

Gary R. Hager

Andrew Long III, Trustee of the Mary M. Long 2010  
Revocable Trust under agreement dated August 10,  
2010

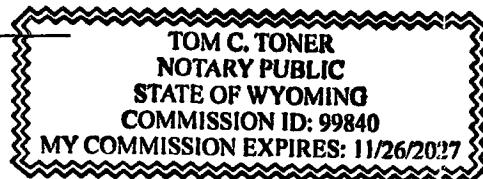
State of Wyoming )  
 ) ss.  
County of Sheridan )

This Warranty Deed was signed before me this 4<sup>th</sup> day of March, 2022  
by Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019.

Tom C. Toner

Notary Public

My commission expires: November 26, 2027



State of \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

This Warranty Deed was signed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Jeffrey A. Hager.

Notary Public

My commission expires: \_\_\_\_\_

State of \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

This Warranty Deed was signed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Frank T. Hager, Jr.

Notary Public

My commission expires: \_\_\_\_\_

**WARRANTY DEED**

For value received, Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019 and Jeffrey A. Hager, Frank T. Hager, Jr. and Gary R. Hager and Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement dated August 10, 2010 (hereafter collectively referred to as "Grantors") convey and warrant to XCI, LLC ("Grantee") whose address is 145 North Connor Street, Suite 3, Sheridan, WY 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

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Dated this 1<sup>st</sup> day of March, 2022

Susan Dow as Trustee of the Susan Dow Trust dated  
May 9, 2019

Jeffrey A. Hager  
Jeffrey A. Hager

Frank T. Hager, Jr.  
Frank T. Hager, Jr.

Gary R. Hager  
Gary R. Hager

Andrew Long III, Trustee of the Mary M. Long 2010  
Revocable Trust under agreement dated August 10,  
2010

State of Wyoming )  
 ) ss.  
County of Sheridan )

This Warranty Deed was signed before me this        day of       , 20        
by Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019.

Notary Public

My commission expires: \_\_\_\_\_

State of Washington )  
 ) ss.  
County of Spokane )

This Warranty Deed was signed before me this 1<sup>st</sup> day of March, 2022  
by Jeffrey A. Hager.

Shenna Jones  
Notary Public

My commission expires: 7/17/2024

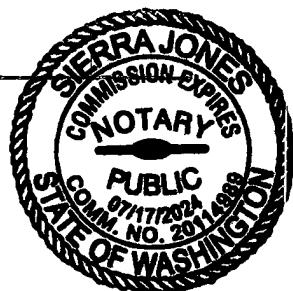


State of Washington )  
 ) ss.  
County of Spokane )

This Warranty Deed was signed before me this 1<sup>st</sup> day of March, 2022  
by Frank T. Hager, Jr.

Shenna Jones  
Notary Public

My commission expires: 7/17/2024



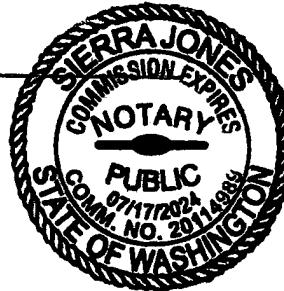
State of Washington )  
County of Spokane ) ss.

This Warranty Deed was signed before me this 1<sup>st</sup> day of March, 2022  
by Gary R. Hager.

Sierra Jones  
Notary Public

My commission expires: 7/17/2024

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.



This Warranty Deed was signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
by Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement  
dated August 10, 2010.

Notary Public

My commission expires: \_\_\_\_\_

## WARRANTY DEED

For value received, Susan Dow as Trustee of the Susan Dow Trust dated May 9, 2019 and Jeffrey A. Hager, Frank T. Hager, Jr. and Gary R. Hager and Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement dated August 10, 2010 (hereafter collectively referred to as "Grantors") convey and warrant to XCI, LLC ("Grantee") whose address is 145 North Connor Street, Suite 3, Sheridan, WY 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

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Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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Susan Dow as Trustee of the Susan Dow Trust dated  
May 9, 2019

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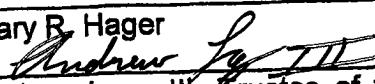
Jeffrey A. Hager

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Frank T. Hager, Jr.

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Gary R. Hager

 TRUSTEE  
Andrew Long III, Trustee of the Mary M. Long 2010  
Revocable Trust under agreement dated August 10,  
2010

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

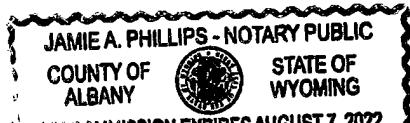
This Warranty Deed was signed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Gary R. Hager.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

State of Wyoming )  
County of Albany ) ss.

This Warranty Deed was signed before me this 1<sup>st</sup> day of March, 2022  
by Andrew Long III, Trustee of the Mary M. Long 2010 Revocable Trust under agreement  
dated August 10, 2010.



Jamie A. Phillips  
Notary Public

My commission expires: Aug. 7, 2022

EXHIBIT

A

Township 55 North, Ranch 85 West, 6th P.M. Sheridan County Wyoming

Section 25: S $\frac{1}{4}$   
Section 36: N $\frac{1}{4}$ , SW $\frac{1}{4}$

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

Section 5: Lots 2, 3, and 4  
Section 6: Lot 1

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

Section 31: E $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 32: SW $\frac{1}{4}$ , W $\frac{1}{4}$ SE $\frac{1}{4}$

Excepting therefrom a 144 acre tract, more or less, lying north of a partition boundary line, which boundary line is described as follows:

Beginning at the Southeast corner of Section 31, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

Thence S 89°44'21" W along the South line of said Section 31 a distance of 1320.44 feet to the SW corner of the E $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 31;

Thence N 0°27'06" W along the centerline of Dow No. 2 County Road a distance of 1496.37 feet to the true point of beginning of Dow partition boundary.

All bearings are referenced to the above two lines as the basis of bearing and as shown on the Parker Draw plat.

Thence N 89°44'50" E along the partition line boundary a distance of 5286.72 feet more or less to the East boundary of the W $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 32, Township 55 North, Range 84 West of the 6th P.M. Sheridan County, Wyoming.