

WARRANTY DEED

Steven C. Schuette, Trustee of the Schuette Family Revocable Trust dated October 26, 2012, amended March 10, 2016 and amended November 16, 2016, and any amendments thereto, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Rail Road Land & Cattle Limited Liability Company, a Wyoming limited liability company, GRANTEE, whose address is 1851 N 172nd Sheridan WY 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 our hands this 22 day of OCTOBER, 2024.

The Schuette Family Revocable Trust dated October 26, 2012, amended March 10, 2016 and amended November 16, 2016, and any amendments thereto

Steven C. Schuette

Steven C. Schuette, Trustee

STATE OF WY)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 22nd day of October, 2024 by Steven C. Schuette, Trustee of The Schuette Family Revocable Trust dated October 26, 2012, amended March 10, 2016 and amended November 16, 2016, and any amendments thereto.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

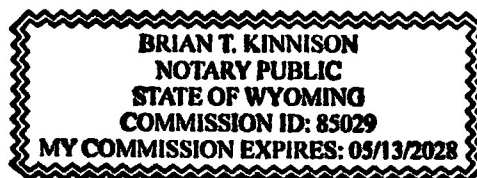




EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 9, TOWNSHIP 54 NORTH, RANGE 82 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 4 MONUMENTED WITH A 3.25" ALUMINUM CAP BY LS 2097, AND THE POINT OF BEGINNING; THENCE S 89°46'01" E, 1316.13 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SAID SECTION 4 TO THE CENTER WEST SIXTEENTH (CW1/16) CORNER OF SAID SECTION 4; THENCE S 00°41'34" E, 1320.06 FEET ALONG EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION 4 TO THE SOUTHWEST SIXTEENTH (SW1/16) CORNER OF SAID SECTION 4; THENCE S 89°42'58" E, 108.22 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SAID SECTION 4 TO THE CENTERLINE OF DOW PRONG ROAD; THENCE S 06°58'06" E, 135.91 FEET ALONG SAID CENTERLINE OF DOW PRONG ROAD; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT WITH A RADIUS OF 868.29 FEET, AN ARC LENGTH OF 331.73 FEET, A DELTA OF 21°54'01" AND A CHORD OF S 00°00'1" E, 329.72 FEET; THENCE S 14°50'24" W, 1079.23 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT WITH A RADIUS OF 5488.34 FEET, AN ARC LENGTH OF 340.30 FEET, A DELTA OF 03°33'09" AND A CHORD OF S 13°25'57" W, 340.25 FEET; THENCE S 10°12'44" W, 395.28 FEET ALONG SAID CENTERLINE; THENCE S 11°44'55" W, 412.31 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF THE NORTHWEST WEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE N 89°48'37" W, 908.84 FEET ALONG SAID SOUTH LINE TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 9 and SECTION 8 OF SAID TOWNSHIP; THENCE N 00°22'09" W, 1316.77 FEET ALONG THE WEST LINE OF SAID SECTION 9 TO THE NORTHWEST CORNER OF SAID SECTION 9; THENCE N 00°39'07" W, 2637.77 FEET ALONG THE WEST LINE OF SAID SECTION 4 TO THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 4 AND THE POINT OF BEGINNING.