



WARRANTY DEED

John Quinn, Jr., Trustee of the John Quinn, Jr. Revocable Trust dated March 7, 1995 (Grantor), of Banner, Sheridan County, Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant to Grantee, 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, whose address is 234 Dow Prong Road, Banner, Wyoming 82832, the following described real estate, situated in Sheridan County, Wyoming, to-wit:

See Exhibit "A"

TOGETHER WITH all improvements situated thereon and all appurtenances appertaining or belonging.

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.

WITNESS my hand this 14th day of March, 2019.




 John Quinn, Jr., Trustee

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 14th day of March, 2019 by John Quinn, Jr., Trustee of the John Quinn, Jr. Revocable Trust dated March 7, 1995

WITNESS my hand and official seal.





 Notary Public – Hope Michel
 My Commission expires: 05/19/2021



Exhibit "A"

Township 54 North, Range 82 West

Section 3: All except NW $\frac{1}{4}$ SW $\frac{1}{4}$

- 4: W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
- 9: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
- 10: W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
- 15: N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$
- 16: All
- 21: NE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$
- 22: NW $\frac{1}{4}$ NW $\frac{1}{4}$
- 26: SW $\frac{1}{4}$
- 27: S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$
- 28: NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$
- 33: NE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$
- 34: All
- 35: SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$

Township 55 North, Range 82 West

Section 34: SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

NO. 2019-748902 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CLOUD PEAK LAW GROUP, P.C. 201 E 5TH STREET, SUITE 100
SHERIDAN WY 82801

WARRANTY DEED

John Quinn, Jr., Trustee of the John Quinn, Jr. Revocable Trust, dated March 7, 1995, an undivided one-half interest, and Steven C. Schuette, Trustee of the Bonnie Quinn Revocable Trust, dated March 7, 1995, an undivided one-half interest, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Steven C. Schuette, Trustee of the Schuette Family Revocable Trust dated October 26, 2012, amended March 10, 2016 and amended November 16, 2016, whose address is 234 Dow Prong Rd Bannock WY 82832, 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:

Township 54 North, Range 82 West, 6th PM, Sheridan County, Wyoming

Section 21: N $\frac{1}{2}$ SW $\frac{1}{4}$

A tract of land located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, T54N, R82W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, N89°53'53"E, 1325.00 feet to the East line of said Section 21; thence along said East line, S00°04'00"W, 303.39 feet; thence along the fence line, S77°17'53"W, 809.01 feet; thence S78°35'39"W, 547.18 feet to a point on the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence N00°05'28"E, 587.12 feet to the point of beginning.

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 4 day of Jan, ²⁰²¹~~2020~~.

John Quinn, Jr. Revocable Trust
dated March 7, 1995

John Quinn, Jr.
John Quinn, Jr., Trustee

Bonnie Quinn Revocable Trust
dated March 7, 1995

Steven C. Schuette
Steven C. Schuette, Trustee

STATE OF Wyoming)
)ss.

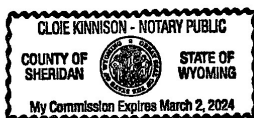
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 4th day of Jan, ²¹~~20~~, by John Quinn, Jr., Trustee of the John Quinn, Jr. Revocable Trust, dated March 7, 1995.

WITNESS my hand and official seal.

Notary Public
Signature of Notarial Officer
Title: Notary Public

My Commission expires:



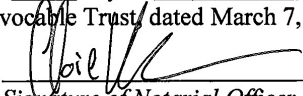


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FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

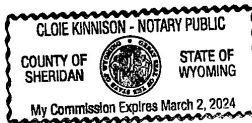
This instrument was acknowledged before me on the 4th day of Jan, 2020²¹, by
Steven C. Schuette, Trustee of the Bonnie Quinn Revocable Trust, dated March 7, 1995.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires



QUITCLAIM DEED

Bar LH LLC, a Wyoming limited liability company (hereinafter referred to as "Grantor"), for valuable consideration, conveys and quitclaims to, **Steven C. Schuette as Trustee of the Schuette Family Revocable Trust**, (hereinafter referred to as "Grantee"), whose address is 234 Dow Pring Road, Banner, WY 82832, 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 of Wyoming:


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

Together with all buildings, improvements and fixtures situate thereon and appurtenances belonging thereto.

Subject to all real estate taxes for the year 2022, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way and reservations and rights of record, and subject to any state of facts which will be disclosed by an accurate survey or physical inspection of the premises, and subject to building, zoning, subdivision or other regulations of any private or government entity.

DATED this 4th day of March, 2022.

Grantor – Bar LH LLC:


Christopher W. Labbe, Principal

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was signed, sworn to and acknowledged before me this 4th day of March, 2022, by **Christopher W. Labbe, Principal of Bar LH LLC**.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: 3-24-2025



EXHIBIT A

PARCEL 1 **LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED WITHIN THE SW¼NW¼, SECTION 28 AND THE SE¼NE¼ OF SECTION 29, TOWNSHIP 54 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED MONUMENT STAMPED "LS 10287" MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 28 AND 29; THENCE N89°31'08"E ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 28 A DISTANCE OF 370.93 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442" WHICH IS THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE N30°02'27"W A DISTANCE OF 1457.59 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442";

THENCE N87°00'55"W A DISTANCE OF 150.44 FEET TO A POINT ON THE CENTERLINE OF DOW PRONG ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID NON-TANGENT CIRCULAR CURVE TO THE LEFT A DISTANCE OF 106.48 FEET, SAID ARC FOLLOWING SAID CENTERLINE OF DOW PRONG ROAD AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 18°46'17", AND A CHORD WHICH BEARS N16°18'41"E A DISTANCE OF 106.00 FEET;

THENCE N06°55'32"E ALONG SAID CENTERLINE OF DOW PRONG ROAD A DISTANCE OF 55.92 FEET TO A POINT ON THE NORTH LINE OF SAID SE¼NE¼ OF SECTION 29, AND FROM WHICH POINT AN ALUMINUM CAPPED MONUMENT STAMPED "LS 10287" MARKING THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 29 BEARS N88°10'09"W ALONG SAID NORTH LINE OF THE SE¼NE¼ OF SECTION 29 A DISTANCE OF 812.65 FEET;

THENCE S88°10'09"E ALONG SAID NORTH LINE OF THE SE¼NE¼ OF SECTION 29 A DISTANCE OF 466.24 FEET TO AN ALUMINUM CAPPED MONUMENT MARKING THE NORTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 28 AND 29;

THENCE N89°30'43"E ALONG THE NORTH LINE OF SAID SW¼NW¼ OF SECTION 28 A DISTANCE OF 1323.72 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "LS 10287" MARKING THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 28;

THENCE S00°07'51"E ALONG THE EAST LINE OF SAID SW¼NW¼ OF SECTION 28 A DISTANCE OF 1415.28 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "LS 10287" MARKING THE CENTER-WEST SIXTEENTH OF SAID SECTION 28;

THENCE S89°31'08"W ALONG SAID EAST-WEST MIDSECTION LINE OF SECTION 28 A DISTANCE OF 949.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 44.41 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, OR RESTRICTIONS OF SIGHT AND/OR RECORD.



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FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PARCEL 3
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NW¼NW¼, SECTION 33, TOWNSHIP 54 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP STAMPED "LS 583" MARKING THE NORTH WEST CORNER OF SAID SECTION 33, THENCE N89°32'05"E ALONG THE NORTH LINE OF SAID NW¼NW¼ OF SECTION 33 A DISTANCE OF 815.88 TO AN ALUMINUM CAPPED MONUMENT STAMPED "LS 15442", SAID ALUMINUM CAPPED MONUMENT BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE N89°32'05"E ALONG SAID NORTH LINE OF THE NW¼NW¼ SECTION 33 A DISTANCE OF 498.05 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "LS 10287" MARKING THE WEST SIXTEENTH CORNER COMMON TO SECTION 28 AND SAID SECTION 33;

THENCE S00°16'12"W ALONG THE EAST LINE OF SAID NW¼NW¼ OF SECTION 33 A DISTANCE OF 288.71 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442", FROM WHICH POINT AN ALUMINUM CAPPED MONUMENT STAMPED "LS 10287" MARKING THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 33 BEARS S00°16'12"W A ALONG SAID EAST LINE OF THE NW¼NW¼ OF SECTION 33 DISTANCE OF 1056.28 FEET;

THENCE N68°15'25"W A DISTANCE OF 429.92 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442";

THENCE N37°49'11"W A DISTANCE OF 158.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.05 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, OR RESTRICTIONS OF SIGHT AND/OR RECORD.



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FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PARCEL 5
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SE¼NW¼, SECTION 33, TOWNSHIP 54 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED MONUMENT STAMPED "LS 10287" MARKING THE NORTH WEST SIXTEENTH CORNER OF SAID SECTION 33, THENCE N89°02'51"E ALONG THE NORTH LINE OF SAID SE¼NW¼ OF SECTION 33 A DISTANCE OF 1009.65 TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442", SAID ALUMINUM CAPPED MONUMENT BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE CONTINUING N89°02'51"E ALONG SAID NORTH LINE OF SE¼NW¼ OF SECTION 33 A DISTANCE OF 300.00 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "LS 10287" MARKING THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 33;

THENCE S00°27'42"W ALONG THE EAST LINE OF SAID SE¼NW¼ OF SECTION 33 A DISTANCE OF 555.20 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442", FROM WHICH POINT AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442" MARKING THE CENTER QUARTER CORNER OF SAID SECTION 33 BEARS S00°27'42"W ALONG SAID EAST LINE OF THE SE¼NW¼ OF SECTION 33 A DISTANCE OF 778.72 FEET;

THENCE N28°14'19"W A DISTANCE OF 624.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.91 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, OR RESTRICTIONS OF SIGHT AND/OR RECORD.

NO. 2022-777181 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
YONKEE & TONER P O BOX 6288
SHERIDAN WY 82801

WARRANTY DEED

Steven C. Schuette, Successor Trustee of the Bonnie Quinn Revocable Trust, dated March 7, 1995, 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 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, GRANTEE, whose address is 234 Dow PRONG RD BANNER WY 82832 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 ATTACHED EXHIBIT 'A'

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

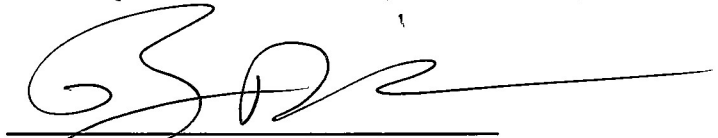
The Bonnie Quinn Revocable Trust, dated March 7, 1995


Steven C. Schuette, Successor Trustee

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 22nd day of October, 2024 by Steven C. Schuette, Successor Trustee of the Bonnie Quinn Revocable Trust, dated March 7, 1995.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

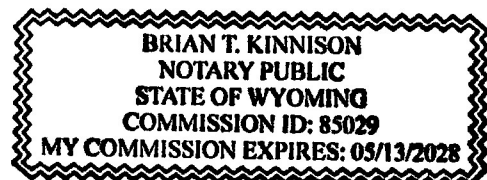


EXHIBIT 'A'

Township 54 North, Range 82 West, 6th PM, Sheridan County, Wyoming

Section 3: All EXCEPT NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 4: W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 9: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 10: W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 15: N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 16: ALL

Section 21: NE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ EXCEPTING THEREFROM that certain parcel of land conveyed to Larry A. Belus as contained in Quitclaim Deed Recorded: July 22, 2002, Book 435, Page 650.

Section 22: NW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 26: SW $\frac{1}{4}$

Section 27: S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$

Section 28: NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$

Section 33: NE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$

Section 34: ALL

Section 35: SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$

Township 55 North, Range 82 West, 6th PM Sheridan County, Wyoming

Section 34: SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$