

### Quitclaim Deed

Paul J. Auzqui aka Paul Auzqui and Carole J. Auzqui, husband and wife ("Grantors") convey and quitclaim to Auzqui Ranch, LLC ("Grantee") whose address is P. O. Box 97, Clearmont, WY 82835 all interest in the following described land situate in Sheridan County, 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

Together with all buildings, improvements and fixtures situate thereon and together with all water and water rights, wells and well rights, reservoirs and reservoir rights, ditches and ditch rights appurtenant to, located on, or used in connection with the above described property and together with all easements and appurtenances belonging thereto.

Excepting and reserving to Paul J. Auzqui all coal, oil, gas and other minerals in and under and that may be produced from the above described land together with the right to ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom; provided, however, the owner of the surface estate shall be reasonably compensated for all damage done to the surface by such operations.

Dated this 22 day of March, 2018

Paul J. Auzqui

Paul J. Auzqui

Carole J. Auzqui

Carole J. Auzqui

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged this 22<sup>nd</sup> day of March, 2018 by  
Paul J. Auzqui aka Paul Auzqui and Carole J. Auzqui.

WITNESS my hand and official seal.

Tom C. Dunn

Notary Public

My Commission expires: Nov. 26, 2021





**"The Clearmont Place"**

Township 53 North, Range 78 West, 6<sup>th</sup> P.M.  
Sheridan County, Wyoming

Section 5 : S $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 6: Lots 5, 6, 7, S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$   
Section 7: Lot 1, N $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$

Township 53 North, Range 79 West, 6<sup>th</sup> P.M.  
Sheridan County, Wyoming

Section 1: Lots 5, 6, 7, 8, 9, SW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 2: Lot 5  
Section 12: N $\frac{1}{2}$ N $\frac{1}{2}$   
Resurvey Tract 102D

Township 54 North, Range 78 West, 6<sup>th</sup> P.M.  
Sheridan County, Wyoming

Section 18: Lots 1 to 12 inclusive, E $\frac{1}{2}$   
Section 19: Lots 1 to 12 inclusive, E $\frac{1}{2}$   
Section 20: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , W $\frac{1}{2}$ , SE $\frac{1}{4}$   
Section 29: E $\frac{1}{2}$   
Section 30: Lots 1 to 12 inclusive  
Section 31: Lots 1 to 12 inclusive, E $\frac{1}{2}$   
Section 32: All

Township 54 North, Range 79 West, 6<sup>th</sup> P.M.  
Sheridan County, Wyoming

Section 2: Lots 1, 2, 3, 4, S $\frac{1}{2}$ N $\frac{1}{2}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$   
Section 3: SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , and all of those portions of Lots 1 and 2  
and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , and NE $\frac{1}{4}$ SW $\frac{1}{4}$  lying south and  
east of the southeasterly right of way line of the CB&Q  
Railroad  
Section 10: E $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$   
Section 11: All  
Section 12: All  
Section 14: All  
Section 15: NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$  and the North  
220 feet of the SW $\frac{1}{4}$ NW $\frac{1}{4}$   
Section 21: S $\frac{1}{2}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ ; all of the W $\frac{1}{2}$ NE $\frac{1}{4}$  except 2.2 acres  
described as that part of the W $\frac{1}{2}$ NE $\frac{1}{4}$  bounded on the West  
side by the East line of the Town of Clearmont (or the West  
line of said W $\frac{1}{2}$ NE $\frac{1}{4}$ ) and bounded on the South, East and  
North by a line of 15 feet westerly and parallel with the center  
of the Pratt & Ferris No. 2 Ditch; All of that portion of the  
N $\frac{1}{2}$ SW $\frac{1}{4}$  bounded on the northwesterly side by a line 45 feet  
southeasterly from and parallel with the center line of the Pratt  
& Ferris No. 2 ditch and on the northeasterly side by the

southwesterly right-of-way line of the Crazy Woman County Road; and all of that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  bounded on the northwesterly side by the southeasterly right-of-way line of the old Wyoming Railroad, bounded on the southeasterly side by a line 45 feet southeasterly from and parallel with the Pratt & Ferris No. 2 Ditch, bounded on the North by a line 700 feet from and parallel with the north line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$  and bounded on the south by the south line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 23: All

Section 24: All

Section 25: N $\frac{1}{2}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 26: All

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

Section 35: NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$

Also, a parcel of land described as:

Those parts of Lots 3 and 4, S $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 1 in Township 54 North, Range 79 West; and those parts of Lots 12, 13 and 14 of Section 6; and those parts of Lots 1, 2, 5 to 12, inclusive, and SW $\frac{1}{4}$ NE $\frac{1}{4}$  and W $\frac{1}{2}$ SE $\frac{1}{4}$ , of Section 7, in Township 54 North, Range 78 West, lying West of a line described as follows:

Beginning at a point on the North line of Section 1, Township 54 North, Range 79 West; 875 feet East of the Northwest corner of said Section 1; thence S26°47'E 1207 feet; thence S44°09'E 268 feet; thence S11°09'E 357 feet; thence S11°13'E 580 feet; thence S33°33'E 1126 feet; thence S28°46'E 285 feet; thence S71°13'E 736 feet; thence S72°37'E 1182 feet; thence S66°07'E 1116 feet; thence S70°26'E 653 feet; thence S55°25'E 277 feet thence S69°30'E 384 feet; thence S60°28'E 786 feet; thence N68°25'E 998 feet, more or less, to a point of intersection with a line described in a Warranty Deed from Arnaud Auzqui and Juanita Auzqui to L Slash X Cattle Company, recorded in Book 95 of Deeds at page 245; thence S21°00'E along said line described in said Warranty Deed to L Slash X Cattle Co. to the south line of Section 6, Township 54 North, Range 78 West; thence S21°00'E 1510 feet; thence S28°45'E 1700 feet; thence S50°50'E 550 feet to the east line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 7, Township 54 North, Range 78 West.

Also, a parcel of land described as:

Those parts of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 8 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 17, Township 54 North, Range 78 West, lying West of a line described as follows:

Beginning at a point north 785 feet from the southwest corner of Section 8; thence S26°05'E 870 feet to the south line of Section 8; thence S26°05'E 190 feet; thence S37°20'E 1265 feet; thence S31°05'E 3590 feet; thence S40°40'E 1470 feet to the south line of Section 17;

Township 53 North, Range 79 West, 6th P.M.  
Sheridan County, Wyoming

Section 2: A parcel of land described as:

Beginning at the East quarter corner to Section 2; running thence South a distance of 2350 feet; thence North 77°30' West a distance of 1355 feet; thence North 84°15' West a distance of 630 feet; thence South 77°07' West a distance of 1488 feet; thence North 78°38' West a distance of 810

feet; thence North a distance of 3134 feet to the angle point No. 1 of Resurvey Tract 37 in said township and range; thence North 88°53' East a distance of 2872 feet; thence South a distance of 1028.30 feet; thence East a distance of 1320 feet to the point of beginning; being: All of Lots 6, 7 and 8, The NW $\frac{1}{4}$ SE $\frac{1}{4}$  and Resurvey Tract 37C; 17.20 acres in Lot 9; 26.80 acres in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; 10.10 acres in Resurvey Tract 37D; and 16.05 acres in Resurvey Tract 37E.

**"The Stockyards"**

The Northwesterly 200.0 feet of the Burlington Northern and Santa Fe Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 300.0 foot wide Station Ground property at Clearmont, Wyoming, being 50.0 feet wide on the Southeasterly side and 250.0 feet wide on the Northwesterly side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 54 North, Range 79 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, being a portion of the same property described in deed from Lincoln Land Company to Chicago, Burlington & Quincy Railroad Company filed for record October 6, 1911 in Book T, page 431 in and for said County, described as follows, to-wit:

Commencing at a point on the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$  distant 250.0 feet Northwesterly, as measured radially from said Main Track centerline; thence Southwesterly along a line drawn concentric and parallel with and distant 250.0 Northwesterly, as measured at right angles and radially from said Main Track centerline a distance of 705.0 feet to the True Point of Beginning; thence continuing Southwesterly parallel with and distant 250.0 feet Northwesterly, as measured at right angles from said Main Track centerline a distance of 325.0 feet; thence Southeasterly at right angles to said Main Track centerline 200.0 feet; thence Northeasterly parallel with and distant 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline a distance of 325.0 feet; thence Northwesterly at right angles to said Main Track centerline 200.0 feet to the True Point of Beginning.

**"The Olson Place"**

Township 54 North, Range 79 West, of the 6<sup>th</sup> P.M.  
Sheridan County, Wyoming

Section 9: SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{4}$ SE $\frac{1}{4}$

Section 10: All that part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  lying North and West of the Northwesterly right of way line of the C.B.Q. Railroad;

Also, all that part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said section 10 lying South and West of a line described as beginning at the Northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence East 375 feet; thence S61°42'E a distance of 400 feet; thence S27°30'E, a distance of 1280 feet; more or less to the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 10;

Also all of the W $\frac{1}{4}$ SW $\frac{1}{4}$



2018-741233 3/27/2018 3:54 PM PAGE: 5 OF 9  
BOOK: 572 PAGE: 721 FEES: \$56.00 HM QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXCEPTING from the foregoing lands those lands conveyed to the Grand Island and Northern Railroad Company recorded January 24, 1883 in Book E of Deeds, Pages 81-84.

EXCEPTING from the foregoing lands those lands conveyed to the Transportation Committee of Wyoming by Warranty Deed recorded October 28, 1999 in Book 410 of Deeds, page 12.

EXCEPTING from the foregoing lands those lands conveyed to John C. Cattles and Kathy J. Cattles by the Warranty Deed Recorded in Book 540 of Deeds at Page 619 in the Office of the County Clerk of Sheridan County, Wyoming.

EXCEPTING from the foregoing lands those lands conveyed to Brenda L. Michelena and Benjamin L. Michelena by the Warranty Deed recorded in Book 514 of Deeds at Page 751 in the Office of the County Clerk of Sheridan County, Wyoming.

EXCEPTING from the foregoing lands those lands described on attached Exhibit B and Exhibit C.



## Paul Auzqui-West Parcel

A parcel of land located in part of the S½ of Section 21, Township 54 North, Range 79 West, of the 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a the Southwest corner of said Section 21 marked by a 2" aluminum cap stamped PELS 2085; Thence along the South line of said Section 21 N89°39'24"E , 1659.26 feet to a point more or less to its intersection with the centerline of Clear Creek;

Thence leaving said Section line and following the centerline of Clear Creek N 42°17'26" W a distance of 327.33 feet more or less;

Thence continuing along said Clear Creek centerline N 05°11'51" W a distance of 109.87 feet more or less;

Thence continuing along said Clear Creek centerline N 18°30'20" W a distance of 427.32 feet more or less;

Thence continuing along said Clear Creek centerline N 10°10'53" E a distance of 105.17 feet more or less;

Thence continuing along said Clear Creek centerline N 52°57'06" E a distance of 117.01 feet more or less;

Thence continuing along said Clear Creek centerline N 56°26'45" E a distance of 338.18 feet more or less;

Thence continuing along said Clear Creek centerline N 77°41'06" E a distance of 321.93 feet more or less;

Thence continuing along said Clear Creek centerline N 58°12'57" E a distance of 1041.37 feet more or less to its intersection with the centerline of Thompson Creek Road (Sheridan County Road #219);

Thence leaving Clear Creek and continuing along said Thompson Creek Road centerline N44°40'06"W, 273.24 feet to a point;

Thence continuing along said centerline N45°02'09"W, 877.18 feet to a point with the intersection of the Pratt and Ferris Ditch No. 2;

Thence leaving said Thompson Creek Road centerline S32°17'13"W, 189.94 feet along said Pratt and Ferris Ditch No. 2 centerline;

Thence along said centerline S42°26'06"W, 140.71 feet;

Thence along said centerline S55°14'23"W, 91.80 feet;

Thence N50°47'09"W, 187.08 feet to a point;

Thence S44°15'31"W, 119.69 feet to a point;

Thence S43°57'40"W, 148.41 feet to a point;

Thence N84°23'36"W, 30.43 feet to a point;

Thence S48°52'44"W, 29.83 feet to a point;

Thence S14°21'28"W, 75.97 feet to a point;

Thence S42°18'26"W, 186.42 feet to a point;

Thence S89°47'18"W, 221.47 feet to a point on the Easterly Right of Way line of Highway 14-16;

Thence along said Right of Way with a curve turning to the right with an arc length of 108.09 feet, with a radius of 7749.72 feet, with a chord bearing of S37°31'29"W, and with a chord length of 108.09 feet;

Thence along said Right of Way S37°55'33"W, 1587.68 feet to a point on the West line of said Section 21;

Thence along said West line S01°00'48"W, 601.08 feet to said Southwest Corner of Section 21 and being the point of beginning of said description;

Said parcel contains 77.0 acres, more or less.

**Parcel West of Hwy 14-16**  
**“The Stockyards”**

A tract of land located in part of the Southwest  $\frac{1}{4}$  of Section 21, T.54N., R.79W. of the 6<sup>th</sup> P.M., Sheridan County, Wyoming being more particularly described as follows:

Beginning at a point on the West line of said Section 21, said point being S01°00'48"W, 1628.44 feet from the West  $\frac{1}{4}$  corner of said Section 21; Said point also being on the Southerly right of way line of the Burlington Northern and Santa Fe Railway Company's railroad right of way.

Thence along said West line of Section 21, S01°00'48"W, 259.64 feet to a point on the Northerly right of way line of State Highway 14-16;

Thence along said Northerly Right of Way line of State Highway 14-16 N38°02'11"E, 65.72 feet to a point marked by a WYDOT ROW monument;

Thence along said Northerly Right of Way line of State Highway 14-16 N51°59'54"W, 25.09 feet to a point marked by a WYDOT ROW monument;

Thence along said Northerly Right of Way line of State Highway 14-16 N37°55'35"E, 600.01 feet to a point marked by a WYDOT ROW monument;

Thence along said Northerly Right of Way line of State Highway 14-16 S51°55'30"E, 25.04 feet to a point marked by a WYDOT ROW monument;

Thence along said Northerly Right of Way line of State Highway 14-16 N37°55'41"E, 788.73 feet to a point marked by a WYDOT ROW monument;

Thence along said Northerly Right of Way line of State Highway 14-16 following a curve turning to the left with an arc length of 582.36', with a radius of 7589.44', with a chord bearing of N35°43'40"W, with a chord length of 582.21';

Thence continuing to follow along said Northerly Right of Way line of State Highway 14-16 following a compound curve turning to the left with an arc length of 226.27', with a radius of 7589.44', with a chord bearing of N32°40'31"E, with a chord length of 226.26', and ending at a point on the East line of the Northwest  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  of said Section 21;

Thence along said East line of the Northwest  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  of said Section 21 N00°28'11"E, 82.61 feet to a point on the mid-section line of said Section 21;



2018-741233 3/27/2018 3:54 PM PAGE: 9 OF 9  
BOOK: 572 PAGE: 725 FEES: \$56.00 HM QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Thence along said mid-section line S89°46'41" W, 8.69 feet to a point on said Southerly right of way line of the Burlington Northern and Santa Fe Railway Company's railroad right of way;  
Thence along said Southerly right of way line of the Burlington Northern and Santa Fe Railway Company's railroad right of way with a curve turning to the right with an arc length of 936.70', with a radius of 5828.16', with a chord bearing of S37°34'17" W, with a chord length of 935.69';

Thence along said Southerly right of way line of the Burlington Northern and Santa Fe Railway Company's railroad right of way S40°55'26" W, 1180.09 feet to the point of beginning;

Said tract of land encompasses 4.88 acres more or less;

**NO. 2018-741231 QUITCLAIM DEED**

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