

## QUITCLAIM DEED

**WESTERN TRANSPORT, LLC**, a Wyoming limited liability company, of P.O. Box 671, Sheridan, WY 82801 (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS AND QUITCLAIMS unto **51 INDUSTRIAL, LLC**, a Wyoming limited liability company of P.O. Box 671, Sheridan, WY 82801, all of Grantor's right, title and interest, improvements and associated fixtures, including any after-acquired title in the following described real estate which is situated in Sheridan County, Wyoming, and more particularly described as follows:

A tract of land situated in the S½NE¼ and the NW¼SE¼ of Section 25, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 25 (Monumented with an Aluminum Cap per PLS 6594); thence N89°56'21"W, 2609.92 feet to the POINT OF BEGINNING of said tract, said point being the northwest corner of tract of land described in Book 572 of Deeds, Page 316 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N01°12'43"W, 446.20 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812), said point being the southwest corner of a tract of land described in Book 552 of Deeds, Page 36; thence S89°05'34"E, 330.19 feet along the south line of said tract described in Book 552 of Deeds, Page 36 to a point (Monumented with a 2" Aluminum Cap per PLS 6812), said point being the southeast corner of said tract; thence N01°12'40"W, 661.46 feet along the east line of said tract to a point (Monumented with a 2" Aluminum Cap per PLS 6812), said point being the northeast corner of said tract, and lying on the southerly line of a tract described in Book 578 of Deeds, Page 693; thence S89°05'34"E, 109.64 feet along said southerly line of said tract of land described in Book 578 of Deeds, Page 693 to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N14°14'41"E, 63.98 feet along said southerly line of said tract of land described in Book 578 of Deeds, Page 693 to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S72°47'27"E, 270.98 feet along said southerly line of said tract of land described in Book 578 of Deeds, Page 693 to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S77°40'28"E, 1152.87 feet along said southerly line of said tract of land described in Book 578 of Deeds, Page 693 & Book 494 of Deeds, Page 378 to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S07°11'20"W, 12.14 feet along said southerly line of said tract of land described in Book 494 of Deeds, Page 378 to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, through a non-tangent curve along said southerly line of said tract of land, having a central angle of 52°35'45" a radius of 220.99 feet, an arc length of 202.86 feet, a chord bearing of S19°17'02"E, and a chord length of 195.81 feet to a point, said point lying on the northerly line of a tract of land described in Deed Reception No. 2021-767599; thence N83°41'49"W, 766.41 feet along said northerly line of said tract of land described in Deed Reception No. 2021-767599 to a point



(Monumented with a 1½" Aluminum Cap per PLS 6594), said point being the northwest corner of said Deed Reception No. 2021-767599; thence S00°48'49"E, 392.76 feet along said westerly line of said tract of land described in Deed Reception No. 2021-767599 to a point (Monumented with a 1½" Aluminum Cap per PLS 6594); thence N41°29'54"W, 227.30 feet to a point (Monumented with a 1½" Aluminum Cap per PLS 6594); thence S69°33'33"W, 67.23 feet to a point (Monumented with a 1½" Aluminum Cap per PLS 6594); thence S11°29'23"E, 286.30 feet to a point (Monumented with a 1½" Aluminum Cap per PLS 6594); thence S22°17'54"E, 320.49 feet to a point (Monumented with a 1½" Aluminum Cap per PLS 6594), said point lying on the westerly line of said tract described in Deed Reception No. 2021-767599; thence S09°07'33"E, 557.43 feet along said westerly line of said tract of land described in Deed Reception No. 2021-767599 to a point (Monumented with a 1½" Aluminum Cap per PLS 6594); thence S06°46'23"W, 60.00 feet along said westerly line of said tract of land described in Deed Reception No. 2021-767599 to a point (Monumented with a 1½" Aluminum Cap per PLS 14250), said point lying on the northerly line of a tract of land described in Book 557 of Deeds, Page 114; thence, through a non-tangent curve along said northerly line of a tract of land, having a central angle of 41°58'23" a radius of 316.48 feet, an arc length of 231.84 feet, a chord bearing of N62°16'03"W, and a chord length of 226.69 feet to a point (Monumented with a 5/8" Rebar); thence N41°15'21"W, 905.22 feet along said northeasterly line of said tract of land described in Book 557 of Deeds, Page 114, & Book 572 of Deeds, Page 316 to a point (Monumented with a 5/8" Rebar); thence S78°24'41"W, 380.75 feet along the northerly line of said tract described in Book 572 of Deeds, Page 316 to the POINT OF BEGINNING of said tract.

Said tract contains 31.03 acres of land, more or less.

TOGETHER WITH all improvements, fixtures, hereditaments and appurtenances belonging thereto; and,

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

DATED this 9<sup>th</sup> day of October, 2023.

**GRANTOR**

**WESTERN TRANSPORT, LLC**, a Wyoming limited liability company

Leo Henry Goss  
Leo Henry Goss (Managing Member)

Carean Lesley Goss  
Carean Lesley Goss (Managing Member)

James R Goss  
James Robinson Goss (Managing Member)



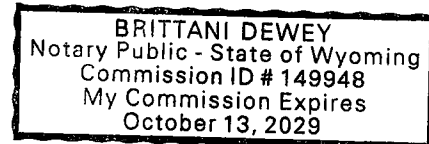
STATE OF WYOMING     )  
                                      )  
County of Sheridan     )

The above Quitclaim Deed was executed and acknowledged before me this 9<sup>th</sup> day of October, 2023, by Leo Henry Goss as Managing Member for Western Transport, LLC.

Witness my hand and official seal.

Brittani Dewey  
Notary Public

My commission expires: 10/13/2029



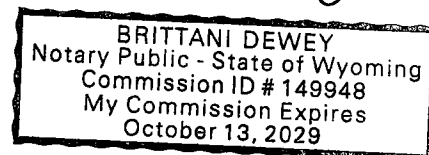
STATE OF WYOMING     )  
                                      )  
County of Sheridan     )

The above Quitclaim Deed was executed and acknowledged before me this 9<sup>th</sup> day of October, 2023, by Carean Lesley Goss as Managing Member for Western Transport, LLC.

Witness my hand and official seal.

Brittani Dewey  
Notary Public

My commission expires: 10/13/2029



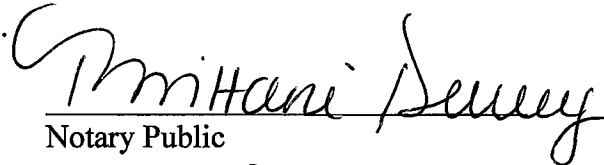


**2023-788167** 10/9/2023 4:29 PM PAGE: 5 OF 5  
FEES: \$24.00 SM QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

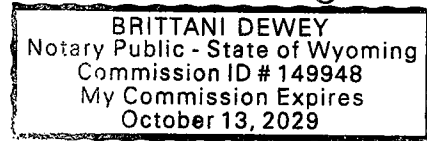
STATE OF WYOMING     )  
                                      )  
County of Sheridan     )

The above Quitclaim Deed was executed and acknowledged before me this 3<sup>rd</sup> day of October, 2023, by James Robinson Goss as Managing Member for Western Transport, LLC.

Witness my hand and official seal.

  
Notary Public

My commission expires: 10/13/2029



**NO. 2023-788167 QUITCLAIM DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301  
SHERIDAN WY 82801