



RIGHT OF FIRST REFUSAL

John C. Grambo, individually, whose address is P.O. Box 255, Dayton, Wyoming 82836,
as Grantor, and **Ward B. Strang and Julie Strang, Trustees of the Strang Family Trust as
amended and restated September 4, 2018**, whose address is ~~1531 Roosevelt Road, Pittsburgh,~~ *9 (Rust) Road Dayton*
~~Pennsylvania 15237,~~ *Wyoming 82836* as Grantee, give notice that Grantor and Grantee have entered into an
agreement which provides that Grantee holds a right of first refusal to purchase Grantor's interest
in the following described real estate, situate in Sheridan County, Wyoming:

See, Exhibit A

Grantor and Grantee agree that, in the event Grantor, or Grantor's successor's in interest,
receives a bona fide offer to purchase the property described, which offer Grantor would accept,
Grantor shall give notice in writing to Grantee and Grantee shall have thirty (30) days after the day
such notice is sent certified mail to Grantee's address to purchase the property on the same terms
and conditions as the third party offer received by Grantor. In the event Grantee does not purchase
the property on such terms and conditions with the thirty day period specified, the Grantor may
complete a sale to the third party, provided that, in the event the sale is not completed at the same
price or a higher price than that offered to Grantee, any later sale transaction shall require that the
property again be offered to Grantee in the manner described in this paragraph.

The terms and provisions herein shall be binding upon the heirs, personal representatives,
successors, and assigns of the parties hereto.

DATED this 30th day of ~~September~~, 2022.
DEVS

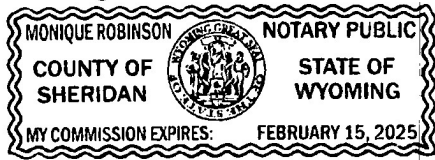
[Signatures on Following Page]

GRANTOR

By: *John C. Grambo*
John C. Grambo

STATE OF WYOMING)
: ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 30th day of August, 2022 by John C. Grambo, individually.
WITNESS my hand and official seal.



Monique Robinson
Notary Public

My Commission expires: 2/15/2025

GRANTEE: STRANG FAMILY TRUST, DATED 9/4/2018

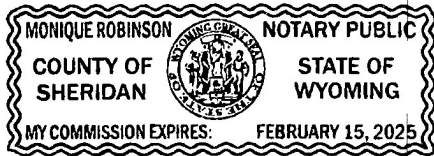
By: *Ward B. Strang*
Ward B. Strang, Trustee

By: *Julie Strang*
Julie Strang, Trustee

STATE OF Wyoming)
: ss
COUNTY OF Sheridan)

The foregoing instrument was acknowledged before me this 30th day of August, 2022, by Ward B. Strang and Julie Strang, Trustees of the Strang Family Trust as amended and restated September 4, 2018.

WITNESS my hand and official seal.



Monique Robinson
Notary Public

My Commission expires: 2/15/2025

EXHIBIT A: LEGAL DESCRIPTION

A tract of land located in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 14, T56 N., R87 W. of the 6th Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the north line of Section 14 located N. 89°36'22"E., 1737.13 feet from the northwest corner of said Section 14; thence N. 89°36'22"E., 911.98 feet along the north section line of Section 14 to the (Proportionate) north one-quarter corner of Section 14; thence along the east line of the NW $\frac{1}{4}$ S. 0°09'16" W., 1606.18 feet to a point on the northerly right-of-way of Horseshoe Road; thence S. 59°47'44" W., 22.47 feet along said northerly right-of-way; thence S. 55°03'28" W., 506.44 feet along the northerly right-of-way of Crystal Road; thence N. 34°56'32" W., 1036.03 feet; thence N. 06°31'26" E., 1058.88 feet to the point of beginning.

Together with all improvements thereon and appurtenances thereto, and all water and water rights, ditch rights and stock in any ditch or reservoir company, well permits and underground water rights appurtenant thereto;

Together with all mineral rights owned by Grantor, including rights to sand and gravel;

Subject to reservations and exceptions in patents from the United States, prior mineral reservations, easements, restrictions, covenants and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments, which a correct survey and inspection would disclose.