



QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS, that Black Gold Land Company, LLC, a Wyoming limited liability company, Grantor, for an in consideration of Ten Dollars (\$10.00), in hand paid, receipt and sufficiency whereof is hereby acknowledged, CONVEYS AND QUITCLAIMS to Iron Man Investments, LLC, a Wyoming limited liability company, Grantee, of 1998 Stadium Drive, Sheridan, Wyoming 82801, its heirs and assigns, forever, all such right, title, interest, property, possession, claim and demand, as it has or ought to have, in or to all the following described premises, to-wit:

Please see Exhibit "A" attached hereto which is a legal description with map.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming

WITNESS my hand this 30TH day of December, 2024.

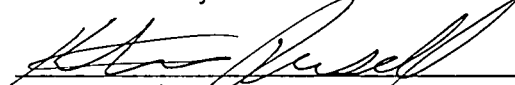
Black Gold Land Company, LLC


By: Brian N. Beisher, manager/member

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 30TH day of December, 2024, by Brian N. Beisher.

WITNESS my hand and official seal.


Notary Public

KURTIS RUSSELL
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 162331
MY COMMISSION EXPIRES: 03/21/2029

My Commission expires: 03/21/2029.

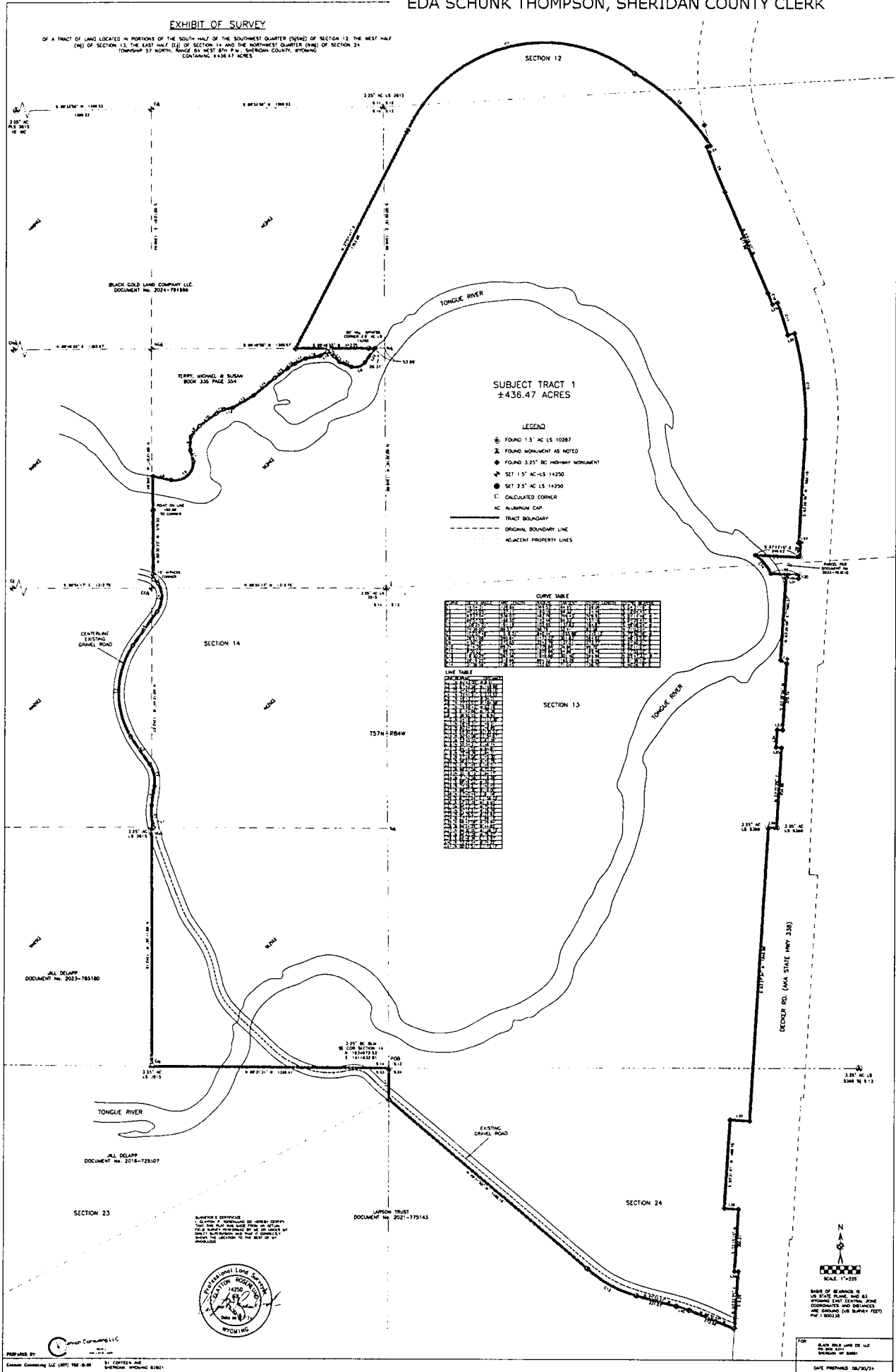
EXHIBIT A

A TRACT OF LAND BEING PORTIONS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2SW1/4) OF SECTION 12, THE WEST HALF (W1/2) OF SECTION 13, THE EAST HALF (E1/2) OF SECTION 14 AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 84 WEST 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 89°31'31" W, 1326.41 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SAID SECTION 14 TO THE EAST SIXTEENTH (E1/16) CORNER; THENCE N 00°11'26" W, 1342.15 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) TO THE SOUTHEAST SIXTEENTH CORNER (SE1/16) OF SAID SECTION 14; THENCE S 89°43'00" E, 8.51 FEET TO THE CENTERLINE OF EXISTING GRAVEL ROAD; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO RIGHT HAVING A RADIUS OF 386.56 FEET, AN ARC LENGTH OF 128.75 FEET, A CHORD OF N 04°31'28" W, 128.13 FEET AND A DELTA OF 19°04'49"; THENCE N 07°43'58" E, 109.99 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 180.19 FEET, AN ARC LENGTH OF 127.11 FEET, A CHORD OF N 12°04'45" W, 124.49 FEET AND A DELTA OF 40°25'05.48"; THENCE N 34°41'28" W, 189.10 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO RIGHT HAVING A RADIUS OF 482.76 FEET, AN ARC LENGTH OF 536.03 FEET, A CHORD OF N 01°14'46" E, 508.92 FEET AND A DELTA OF 63°37'04.50"; THENCE N 35°41'21" E, 232.52 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 142.46 FEET, AN ARC LENGTH OF 166.50 FEET, A CHORD OF N 01°28'41" E, 157.18 FEET AND A DELTA OF 66°57'55.27"; THENCE N 49°13'11" W, 34.31 FEET ALONG SAID CENTERLINE; THENCE N 00°30'23" W, 579.33 FEET TO THE NORTHWEST BANK OF TONGUE RIVER, SAID BANK BEING THE SOUTH LINE OF THE TRACT DESCRIBED IN BOOK 335 PAGE 354; THENCE S 77°55'03" E, 104.58 FEET ALONG SAID NORTHWEST BANK; THENCE ALONG SAID NORTHWEST BANK THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 102.95 FEET, AN ARC LENGTH OF 191.19 FEET, A CHORD OF N 49°08'24" E, 164.87 FEET AND A DELTA OF 106°24'21.26"; THENCE N 15°59'43" W, 63.19 FEET ALONG SAID NORTHWEST BANK; THENCE N 01°43'06" E, 75.08 FEET ALONG SAID NORTHWEST BANK; THENCE N 38°55'55" E, 78.92 FEET ALONG SAID NORTHWEST BANK; THENCE N 54°18'12" E, 117.30 FEET ALONG SAID NORTHWEST BANK; THENCE N 59°49'31" E, 49.31 FEET ALONG SAID NORTHWEST BANK; THENCE N 80°24'23" E, 48.69 FEET ALONG SAID NORTHWEST BANK; THENCE N 59°30'27" E, 135.53 FEET ALONG SAID NORTHWEST BANK; THENCE N 50°54'08" E, 154.87 FEET ALONG SAID NORTHWEST BANK; THENCE N 53°45'05" E, 87.29 FEET ALONG SAID NORTHWEST BANK; THENCE N 55°54'21" E, 48.74 FEET ALONG SAID NORTHWEST BANK; THENCE N 64°14'59" E, 64.81 FEET ALONG SAID NORTHWEST BANK; THENCE N 79°48'36" E, 84.31 FEET ALONG SAID NORTHWEST BANK; THENCE N 57°26'08" E, 45.30 FEET ALONG SAID NORTHWEST BANK; THENCE S 56°51'37" E, 45.79 FEET ALONG SAID NORTHWEST BANK; THENCE S 41°51'45" E, 45.01 FEET ALONG SAID NORTHWEST BANK; THENCE S 68°27'56" E, 72.27 FEET ALONG SAID NORTHWEST BANK; THENCE ALONG SAID NORTHWEST BANK THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 68.79 FEET, AN ARC LENGTH OF 89.57 FEET, A CHORD OF N 71°03'04" E, 83.38 FEET AND A DELTA OF 74°36'00.30"; THENCE N 35°18'15" E, 94.17 FEET ALONG SAID NORTHWEST BANK TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SAID SECTION 14; THENCE S 89°49'55" W, 443.05 FEET ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4); THENCE N 27°07'41" E, 1363.28 FEET; THENCE THROUGH A CURVE TO RIGHT HAVING A RADIUS OF 840.44 FEET, AN ARC LENGTH OF 1510.31 FEET, A CHORD OF N 75°50'38" E, 1315.13 FEET AND A DELTA OF 102°57'47.78"; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1173.32 FEET, AN ARC LENGTH OF 590.84 FEET, A CHORD OF S 46°15'03" E, 584.62 FEET AND A DELTA OF 28°51'07.69" TO THE WEST RIGHT-OF-WAY LINE OF DECKER RD. (AKA STATE HWY 338); THENCE S 71°42'56" W, 19.26 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT HAVING A CHORD OF S 21°40'21" E, 273.77 FEET; THENCE S 23°16'42" E, 611.98 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1779.86 FEET, AN ARC LENGTH OF 69.71 FEET, A CHORD OF S 22°11'07" E, 69.70 FEET AND A DELTA OF 2°14'38.30"; THENCE N 68°46'52" E, 30.15 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1809.86 FEET, AN ARC LENGTH OF 189.55 FEET, A CHORD OF S 17°55'32" E, 189.46 FEET AND A DELTA OF 6°00'01.99"; THENCE N 74°36'21" E, 40.45 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1849.86 FEET, AN ARC LENGTH OF 597.56 FEET, A CHORD OF S 05°47'33" E, 594.96 FEET AND A DELTA OF 18°30'29.34"; THENCE S 03°26'36" W, 582.18 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 86°31'30" E, 10.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°40'49" W, 81.09 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH LINE OF A PARCEL OF LAND DESCRIBED BY DOCUMENT No. 2022-783010 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE N 87°23'15" W, 249.63 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL; THENCE ALONG SAID WEST LINE OF SAID PARCEL THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 250.70 FEET, AN ARC

LENGTH OF 138.45 FEET, A CHORD OF S 40°26'19" E, 136.70 FEET AND A DELTA OF 31°38'59" TO THE SOUTH LINE OF SAID PARCEL DESCRIBED BY DOCUMENT No. 2022-783010; THENCE S 87°23'24" E, 156.22 FEET ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED BY DOCUMENT No. 2022-783010 TO SAID WEST RIGHT-OF-WAY LINE OF DECKER RD. (AKA STATE HWY 338); THENCE S 02°32'39" W, 18.65 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N 86°23'12" W, 70.25 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°36'48" W, 460.37 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 60°35'21" E, 39.36 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°28'04" W, 370.74 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N 86°39'51" W, 29.92 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°27'11" W, 99.12 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 86°42'06" E, 29.84 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°27'29" W, 454.66 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N 86°24'29" W, 44.82 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°27'34" W, 1649.88 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N 86°30'00" W, 109.73 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°31'41" W, 499.79 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 86°25'09" E, 79.37 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°15'15" W, 350.21 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 86°48'06" E, 19.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°27'25" W, 319.26 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2021-775143 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK.; THENCE N 68°00'07" W, 273.56 FEET ALONG SAID NORTHEAST LINE; THENCE N 73°25'04" W, 74.22 FEET ALONG SAID NORTHEAST LINE; THENCE N 75°32'27" W, 231.03 FEET ALONG SAID NORTHEAST LINE; THENCE ALONG SAID NORTHEAST LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 694.02 FEET, AN ARC LENGTH OF 318.86 FEET, A CHORD OF N 61°39'13" W, 316.06 FEET AND A DELTA OF 26°19'25.10"; THENCE N 49°31'50" W, 1468.16 FEET ALONG SAID NORTHEAST LINE TO THE WEST LINE OF SAID SECTION 24; THENCE N 00°02'51" E, 173.17 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, SUBJECT TRACT CONTAINING ±436.47 ACRES.

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD.



NO. 2024-796541 QUITCLAIM DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 BRIAN BEISHER, P O BOX 6241
 SHERIDAN WY 82801