



QUITCLAIM DEED

Garrett Lee Kremers and Morgan Beth Kremers, husband and wife, as tenants by the entirety, GRANTORS of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) conveys and quitclaims to Garrett Lee Kremers and Morgan Beth Kremers, husband and wife, as tenants by the entirety, GRANTEES, whose address is PO Box 1179, Buffalo WY 82834, the following described real estate, situate in Sheridan County, State of Wyoming:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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

DATED this 9th day of February, 2026

Garrett Lee Kremers
Garrett Lee Kremers
Morgan Beth Kremers
Morgan Beth Kremers

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Garrett Lee Kremers and Morgan Beth Kremers, husband and wife, as tenants by the entirety, this 9th day of February, 2026

Witness my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission Expires:

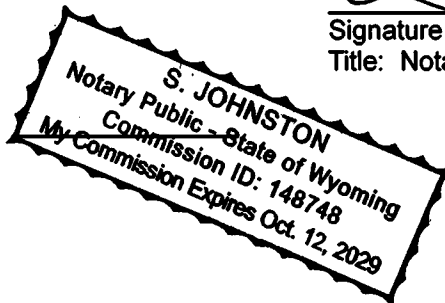




EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION 22, THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23 AND THE NORTH HALF (N1/2) OF SECTION 26, T54N, R81W, 6TH P.M., SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22, MONUMENTED BY A 3.25" ALUMINUM CAP (PLS 6954); THENCE N 64°48'49" W, 1450.27 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SAID SECTION 22 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 00°58'37" E, 742.80 FEET ALONG SAID WEST LINE TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SAID SECTION 22; THENCE N 89°22'39" E, 2326.93 FEET TO A CORNER ON THE WEST LINE OF THE ORIGINAL TRACT DESCRIBED IN DEED No. 2025-799733; THENCE N 89°22'40" E, 544.02 FEET ALONG THE NORTH LINE OF SAID ORIGINAL TRACT TO THE CENTERLINE OF COAL CREEK ROAD (COUNTY ROAD #195); THENCE S 14°59'23" E, 63.17 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) OF SAID SECTION 23; THENCE S 89°14'22" W, 260.48 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST SIXTEENTH (SW1/6) CORNER OF SAID SECTION 23; THENCE S 00°05'46" W, 621.52 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4); THENCE S 00°05'46" W, 689.72 FEET ALONG SAID EAST LINE TO THE WEST SIXTEENTH CORNER OF SAID SECTION 23 AND SAID SECTION 26; THENCE N 89°19'44" E, 1324.73 FEET ALONG THE NORTH LINE OF SAID SECTION 26 TO THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE N 89°21'47" E, 1324.84 FEET ALONG SAID NORTH LINE TO THE EAST SIXTEENTH CORNER OF SAID SECTION 23 AND SECTION 26; THENCE S 00°20'44" E, 1586.84 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4); THENCE N 71°40'56" W, 3314.52 FEET ALONG THE SOUTH LINE OF THE ORIGINAL TRACT DESCRIBED IN DEED No. 2025-799733 TO THE WEST RIGHT-OF-WAY LINE OF COAL CREEK ROAD (COUNTY ROAD #195); THENCE N 20°26'03" E, 118.50 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH ALONG SAID WEST RIGHT-OF-WAY LINE A CURVE TO THE RIGHT HAVING A RADIUS OF 939.15 FEET, AN ARC LENGTH OF 284.31 FEET, A CHORD OF N 30°46'31" E, 283.23 FEET AND A DELTA OF 17°20'43"; THENCE N 40°58'34" E, 70.90 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 331.35 FEET, AN ARC LENGTH OF 269.01 FEET, A CHORD OF N 12°49'23" E, 261.68 FEET AND A DELTA OF 46°30'59"; THENCE N 09°25'55" W, 64.32 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 445.70 FEET, AN ARC LENGTH OF 344.96 FEET, A CHORD OF N 15°23'21" E, 336.42 FEET AND A DELTA OF 44°20'23"; THENCE N 39°34'55" E, 134.29 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N 33°47'16" E, 60.39 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 88°05'32" W, 2639.75 FEET ALONG THE SOUTH LINE OF THE ORIGINAL TRACT DESCRIBED IN DEED NUMBER 2025-802855 TO THE POINT OF BEGINNING OF SUBJECT TRACT, CONTAINING AN AREA ±5227906 SQUARE FEET (±120.02 ACRES)



EXHIBIT OF BOUNDARY LINE ADJUSTMENT

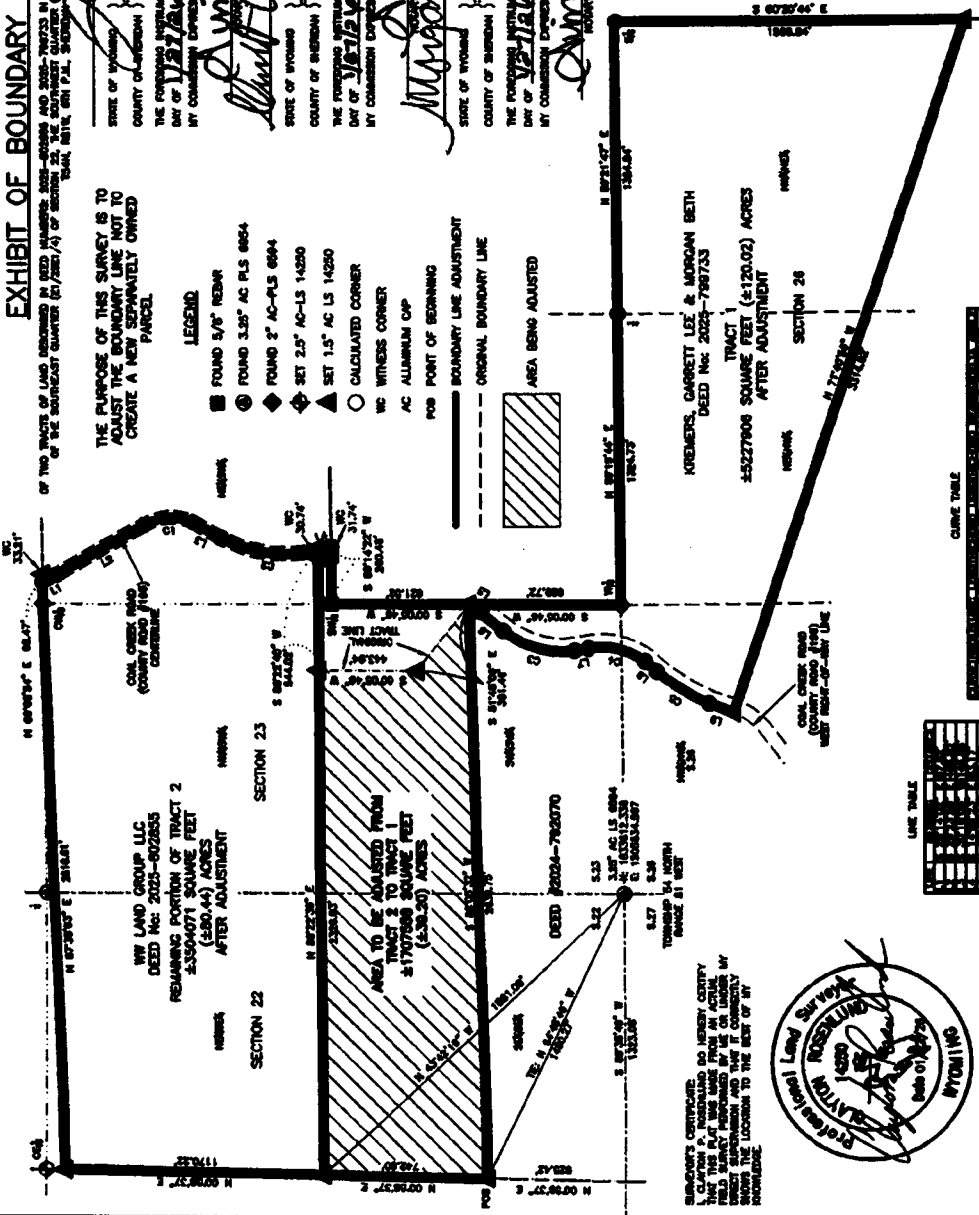
STATE OF WYOMING }
 COUNTY OF SHERIDAN }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/15/2025 THIS DAY OF SEPTEMBER 2025, WITNESSES BY HAND AND OFFICIAL SEAL.

Adam L. Polley (NOTARY PUBLIC)
 STATE OF WYOMING }
 COUNTY OF SHERIDAN }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/10/2025 THIS DAY OF DECEMBER 2025, WITNESSES BY HAND AND OFFICIAL SEAL.

Adam L. Polley (NOTARY PUBLIC)
 STATE OF WYOMING }
 COUNTY OF SHERIDAN }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/10/2025 THIS DAY OF DECEMBER 2025, WITNESSES BY HAND AND OFFICIAL SEAL.

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINE NOT TO CREATE A NEW SEPARATELY OWNED PARCEL.

- LEGEND**
- FOUND 5/8" REBAR
 - FOUND 3.5" AC PLS 6864
 - FOUND 2" AC-PLS 6864
 - SET 2.5" AC-LS 14250
 - SET 1.5" AC-LS 14250
 - CALCULATED CORNER
 - WITNESS CORNER
 - ALUMINUM CAP
 - POB POINT OF BEGINNING
 - BOUNDARY LINE ADJUSTMENT
 - - - ORIGINAL BOUNDARY LINE
 - ▨ AREA BEING ADJUSTED



THE UNDERSIGNED FIRST NOTARIAL CLERK OF WYOMING, HEREAFTER NOTARIZE, HOLDS A MORTGAGE IN AND TO THE PROPERTY DESCRIBED BY THIS BOUNDARY LINE ADJUSTMENT, WHICH MORTGAGE IS FILED WITH THE CLERK OF SHERIDAN COUNTY AND IS OFFICER RECORDER OF DEEDS NO. 2024-787214. MORTGAGEE, BY SIGNATURE ON THIS INSTRUMENT, CONSENTS TO THE BOUNDARY LINE ADJUSTMENT.

Adam L. Polley (NOTARY PUBLIC)
 STATE OF WYOMING }
 COUNTY OF SHERIDAN }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/10/2025 THIS DAY OF DECEMBER 2025, WITNESSES BY HAND AND OFFICIAL SEAL.

CERTIFICATE OF RECORDER
 STATE OF WYOMING }
 COUNTY OF SHERIDAN }
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED AT _____ O'CLOCK THIS _____ DAY OF _____ 2026 AND IS FULLY RECORDED IN PLAT BOOK _____ ON PAGE _____

 COUNTY CLERK

STAMP RECEIVING NUMBER _____

FOR: WY LAND GROUP LLC
1400 W. WYOMING
PLATNO. WYOMING 68254

ADAM L. POLLEY
 NOTARY PUBLIC
 STATE OF WYOMING
 COMMISSION ID: 171953
 MY COMMISSION EXPIRES: 12/10/2031