



WARRANTY DEED

River Birch Holdings, LLC, a Wyoming limited liability company, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Rapid Canyon Ranch LLC, a Wyoming limited liability company, GRANTEE, whose address is 470 Beaver Creek Rd Sheridan WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

See Exhibit "A" attached hereto.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 27th day of March, 2024.

River Birch Holdings, LLC, a Wyoming limited liability company

BY: Cynthia L. LaPrise
Cynthia L. LaPrise, Manager

BY: William M. LaPrise
William M. LaPrise, Manager



STATE OF FLORIDA)
)ss.
COUNTY OF COLLIER)

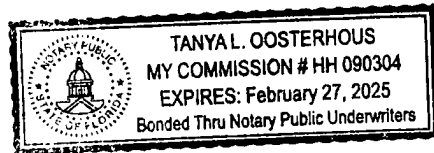
This instrument was acknowledged before me on the 27th day of March, 2024 by Cynthia L. LaPrise, Manager of River Birch Holdings, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Tanya L. Oosterhou

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 2/27/2025



STATE OF FLORIDA)
)ss.
COUNTY OF COLLIER)

This instrument was acknowledged before me on the 27th day of March, 2024 by William M. LaPrise, Manager of River Birch Holdings, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Tanya L. Oosterhou

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 2/27/2025

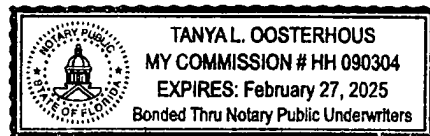




EXHIBIT A

Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming:

Section 27: W $\frac{1}{2}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 28: SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and all of that part of the W $\frac{1}{2}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying North and Northeasterly of the center line of the County Road.

EXCEPTING THEREFROM that certain parcels of land as conveyed to John E. Beasley, II and Susan K. Beasley, as contained in Warranty Deed recorded April 4, 1977, Book 221, Page 299.

ALSO EXCEPTING THEREFROM all of Powers Minor Subdivision recorded August 11, 1977 in Book 1 of Plats, Page 183.

ALSO EXCEPTING THEREFROM all of Beasley Minor Subdivision recorded August 12, 1977 in Book 1 of Plats, Page 184.

NO. 2024-791087 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801