

WARRANTY DEED

Benedictine Convent of Perpetual Adoration, a not for profit corporation, a Missouri corporation, Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to Wildcat Properties, LLC, a Wyoming Limited Liability Company, Grantee, whose address is 1621 Central Ave., Cheyenne, Wyoming 82001, the following described real estate, situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the W1/2SE1/4 and the E1/2SW1/4 of Section 32, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the south quarter corner of said Section 32 (Monumented with a 3 1/4" Aluminum Cap per PLS 6812); thence S89°45'49"W, 218.15 feet along the south line of said E1/2SW1/4 to a point; thence N11°42'23"W, 19.26 feet to a point, said point being the southeast corner of Lot 4, Eagle Ridge Subdivision; thence, continue N11°42'23"W, 1079.72 feet along the east line of said Eagle Ridge Subdivision to a point; thence N10°29'21"W, 245.56 feet along said east line of Eagle Ridge Subdivision to a point, said point being the northeast corner of Lot 3, Eagle Ridge Subdivision; thence N10°29'15"W, 423.88 feet along the east line of Lot 1, Horseshoe Estates 1st Addition to a point, said point being the northeast corner of said Lot 1, Horseshoe Estates 1st Addition and lying on the southerly right-of-way line of U.S. Highway No. 14; thence N40°20'43"E, 377.01 feet along said southerly right-of-way line of U.S. Highway No. 14 and the southerly line of a tract of land described in Book 134 of Deeds, Page 284 to a point; thence N42°41'40"E, 99.94 feet along said southerly right-of-way line of U.S. Highway No. 14 and said southerly line of said tract described in Book 134 of Deeds, Page 284 to a point; thence, along said southerly right-of-way line of U.S. Highway No. 14 and said southerly line of said tract described in Book 134 of Deeds, Page 284 through a non-tangent curve to the right, having a central angle of 33°01'02", a radius of 497.96 feet, an arc length of 286.95 feet, a chord bearing of N57°32'07"E, and a chord length of 283.00 feet to a point, said point lying on the west line of Walling's Addition, to the Town of Dayton; thence S00°17'14"W, 357.15 feet along said west line of Walling's Addition to a point; thence N79°25'16"W, 5.40 feet to a point, said point being the northeast corner of a tract of land described in Book 440 of Deeds, Page 354; thence, continue N79°25'16"W, 160.25 feet along the north line of said tract described in Book 440 of Deeds, Page 354 to a point, said point being the northwest corner of said tract described in Book 440 of Deeds, Page 354; thence S37°26'10"W, 89.24 feet along the westerly line of said tract described in Book 440 of Deeds, Page 354 to a point; thence S43°33'10"E, 28.97 feet along said westerly line of said tract described in Book 440 of Deeds, Page 354 to a point; thence S69°29'09"E, 10.09 feet along said westerly line of said tract described in Book 440 of Deeds, Page 354 to a point; thence S08°31'16"W, 63.75 feet along said westerly line of said tract described in Book 440 of Deeds, Page 354 to a point, said point being the southwest corner of said tract described in Book 440 of Deeds, Page 354; thence S84°11'21"E, 70.52 feet along the southerly line of said tract described in Book 440 of Deeds, Page 354 to a point; thence S15°26'00"E, 60.62 feet along said southerly line of said tract described in Book 440 of Deeds, Page 354 to a point; thence N70°08'44"E, 41.60 feet along said southerly line of said tract described in Book 440 of Deeds, Page 354 to a point; thence S32°28'52"E, 128.10 feet along said southerly line of said tract described in Book 440 of Deeds, Page 354 to a point, said