

WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **John E. Rice & Sons, Inc.**, a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants to **StoneMill Properties, LLC**, a Wyoming limited liability company, whose address is 2727 Coffeen Ave., Sheridan, WY 82801 (referred to herein as "Grantee"), the following described real property 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:

See Exhibit A.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition.

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, the Wrench Ranch Properties Master Plan Phase Two, and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, and subdivision regulations.

DATED this 24th day of June, 2021.

John E. Rice & Sons, Inc., a Wyoming corporation

By: [Signature]
Title: Vice President

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 24th day of June, 2021, by John Sargent, Vice President of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 5-13-22



EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTH 1/2 SOUTHEAST 1/4, SECTION 4 AND THE NORTH 1/2 NORTHEAST 1/4, SECTION 9 AND THE NORTHWEST 1/4 NORTHWEST 1/4, SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING At A Point Which Is Located North 28°02'12" West, A Distance Of 572.31 Feet From The Southeast Corner Of Said Section 4, Said Point Being On The West Right Of Way Of Wyoming State Highway 338 (AKA Decker Road), Said Point Also Being On The Sheridan City Limit Line; Thence With Said State Highway Right Of Way South 22°22'00" East, A Distance Of 829.51 Feet To A Point On The North Right Of Way Of Dovetail Lane; Thence With Said North Right Of Way South 67°37'56" West, A Distance Of 197.60 Feet To The P.C. Of A Curve; Thence Continuing With Said Right Of Way With A Curve Turning To The Right With An Arc Length Of 158.53 Feet, A Radius Of 250.00 Feet, A Chord Bearing Of South 85°47'54" West, A Chord Length Of 155.89 Feet To The P.T. Of Said Curve; Thence Continuing With Said Right Of Way North 76°02'08" West, A Distance Of 124.71 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 219.64 Feet, A Radius Of 310.00 Feet, A Chord Bearing Of South 83°40'01" West, A Chord Length Of 215.08 Feet To The P.T. Of Said Curve; Thence Continuing With Said Right Of Way South 63°22'09" West, A Distance Of 767.60 Feet To A Point; Thence Leaving Said Right Of Way With A Curve Turning To The Right With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North 71°37'51" West, A Chord Length Of 42.43 Feet To The P.T. Of Said Curve; Thence North 26°37'51" West, A Distance Of 97.62 Feet To The P.C. Of A Curve; Thence Said Curve Turning To The Left With An Arc Length Of 223.20 Feet, A Radius Of 200.00 Feet, A Chord Bearing Of North 58°36'08" West, A Chord Length Of 211.80 Feet To The P.T. Of Said Curve; Thence South 89°25'35" West, A Distance Of 382.78 Feet To A Point; Thence NORTH A Distance Of 135.52 Feet To A Point; Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 108.48 Feet, A Radius Of 1488.77 Feet, A Chord Bearing Of South 75°13'19" West, A Chord Length Of 108.46 Feet To A Point On The Sheridan City Limit Line; Thence With Said City Limit Line North 63°59'15" East, A Distance Of 1998.38 Feet To The Point Of **BEGINNING**.