



**FIRST AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR THE WarBONNET RANCH**

This First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for the Warbonnet Ranch (this “Declaration”) is made effective as of this 28th day of October, 2021, by Sand Creek Investments 2, LLC, a Nevada limited liability company (“Grantor”). Capitalized terms not otherwise defined in the text hereof are defined in Article 1.

Recitals

WHEREAS, Grantor is the Owner of Tracts R-1 through R-13, of Warbonnet Ranch, in Crook County, Wyoming, all as more fully described on Exhibits “1” through “13” attached hereto and by this reference made part hereof and which shall hereinafter be referred to as the “Ranch.” The Ranch contains significant wildlife habitat and is of high scenic and natural value, and the Grantor desires to execute and record this Declaration to set forth the basic restrictions, covenants, limitations, easements, conditions, and equitable servitudes that will apply to the Ranch, which are designed to protect, enhance, preserve and maintain the natural character, value, desirability, and attractiveness of the Ranch for the benefit of all Owners of the Ranch or any part thereof.

WHEREAS, Grantor granted the Warbonnet Ranch Association, Inc. the authority and power to amend this Declaration by a written instrument signed and acknowledged by the president and secretary of the Association certifying and attesting that such amendment or supplement has been approved by the vote or written consent of Owners representing more than sixty percent (60%) of the total voting power in the Association.

WHEREAS, an amendment to the Declaration is necessary to correct the Declaration such that it fulfills the original intent of the Grantor.

NOW, THEREFORE, Grantor hereby declares that the Ranch, and each individual Tract located therein, is and shall be owned, held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved in accordance with this Declaration, which is hereby declared to be in furtherance of a general plan to enhance the natural character, value, desirability and attractiveness of the Ranch. This Declaration shall (a) run with the land and shall be binding upon any person or entity having or acquiring any right, title or interest in the Ranch or any part thereof; (b) inure to the benefit of every Tract or portion of the Ranch; and (c) inure to the benefit of and be binding upon Grantor and each Owner having or holding an interest in any Tract or portion of the Ranch, and their successors-in-interest.

Article I. DEFINITIONS

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|------------------------------|---|
| “Association” | means the Warbonnet Ranch Association, Inc., a Wyoming nonprofit corporation. |
| “Common Area” | means all real and personal property, including easements associated with the Shared Access Roads, which the Association owns, leases or in which it otherwise holds, or acquires in the future, possessory or use rights for the common use and enjoyment of the Owners, including Tract R-13 attached hereto as Exhibit 13. |
| “Governing Documents” | shall mean this Declaration, the Articles of Incorporation, the bylaws of the Association (“Bylaws”), the Design Requirements, any recorded easements located within the Ranch, any recorded grants from Grantor to any Tract Owner and any other procedures, rules, regulations or policies adopted under such documents by the Association. In the event of any conflict between this Declaration and any other of the Governing Documents, this Declaration shall control. |
| “Improvement” | shall mean any structure, facility, system or object, whether permanent or temporary, which is installed, constructed, placed upon or allowed on, under or over any portion of the Ranch or a Tract. |
| “Owner” | means the record owner, whether one or more persons or entities, holding fee simple interest of record to a Tract. |
| “Ranch” | shall mean and refer to that certain real property known as Warbonnet Ranch described on Exhibits “1” through “13” attached hereto and by this reference made a part hereof, together with all Shared Access Roads that provide access to the Tracts. |



“Shared Access Roads” shall consist of the private roads within the Ranch as shown on Page 2 of 3 of the Amended Dedication Plat recorded on October 25, 2021 as Instrument No. 674226 at Photo Book 580F, Page 1620, which provide access to individual Tracts and which the Owners have easements for access and utilities for the benefit of their Tracts and the Association has the obligation of maintenance as provided herein.

“Tract” shall mean and refer to any of the Tracts of land described on Exhibits “1” through “12”.

Article II. THE WARBONNET RANCH ASSOCIATION

Section 2.01 Organization of the Association. Grantor has organized the Association to manage the business and affairs of the Ranch in accordance with applicable law and the Governing Documents.

Section 2.02 Membership. Each Owner, by virtue of being an Owner and for so long as such ownership is maintained, shall be a member of the Association, and no Owner shall have more than one membership per Tract in the Association. Memberships in the Association shall be appurtenant to, and may not be separated from, ownership of a Tract. Membership in the Association shall not be transferred, pledged, assigned or alienated in any way except upon the transfer of the Tract that such membership is appurtenant to. Any attempt to make a prohibited membership transfer shall be void and will not be reflected on the books of the Association.

Section 2.03 Membership Meetings; Voting. The Association shall hold an annual, members meeting, and periodic special meetings as set forth in the Bylaws. Each Owner shall be entitled to one vote as a member in the Association for each Tract owned by that Owner.

Section 2.04 Board of Directors. The business and affairs of the Association shall be managed by a board of directors (the “Board”). The Board shall consist of not less than three (3) directors and no more than five (5) directors. The Owners shall have the right to appoint, remove or replace directors as provided in the Bylaws. Any vacancy on the Board may be filled by majority vote of the remaining Directors, through a special election at any meeting of the Board. A Director may be removed for cause as provided in the Bylaws.

Section 2.05 Powers of the Association. The Association shall have all the powers of a nonprofit corporation organized under Wyoming law and all of the powers and duties set forth in the Governing Documents, including the power to perform any and all acts which may be necessary to, proper for or incidental to the foregoing powers.

Section 2.06 Association Records; Owner Inspection. The Association shall keep such records of its business and affairs as required under Wyoming Law. The Association’s obligations hereunder may be fulfilled by making the records available to an Owner electronically.

Section 2.07 Immunity; Indemnification. Each Owner understands and agrees that Grantor, the Association, and the directors, officers, agents, employees and committee members of any of them (each individually a “Released Party”) shall be immune from personal liability to such Owner or any other person, and such Owner hereby knowingly and voluntarily waives and releases each Released Party, for such Released Party’s actions or failure to act with respect to the Governing Documents that does not constitute gross negligence or willful misconduct on the part of such Released Party. The Association shall indemnify, defend and hold each Released Party harmless from any action, expense, loss or damage caused by or resulting from such Released Party’s actions or failure to act with respect to the Governing Documents.

Section 2.08 Waiver of Consequential Damages. The Association shall not be liable to any Owner, and each Owner releases the Association from any form of indirect, special, punitive, exemplary, incidental or consequential or similar costs, expenses, damages or losses.

Article III. GENERAL AND SPECIFIC OBLIGATIONS AND RESTRICTIONS

Section 3.01 Residential Use. All Tracts shall be used exclusively for residential purposes only and other uses incidental thereto as permitted under any applicable law; provided, however, that nothing in this Section 3.01 shall be deemed to prevent the construction of guests houses in accordance with this Declaration or the cultivation of crops for domestic consumption.

Section 3.02 Common Area Use; Barn Manager. After the Initial Development Period, the Board shall establish a plan for coordinating each Owner’s use of the Common Areas, which may include establishing Domestic Animal vaccination records and Common Area check-in procedures, establishing a scheduling system for the Common Area barn and horse arena use by Owners, and establishing procedures for clean-up and maintenance of the Common Area horse arena, barn, and stalls. Each Owner shall follow the rules and procedures established by the Board in their use of the Common Areas. In addition, the Board may hire a Barn Manager, who may be an Owner, who shall be responsible for assisting in the development and implementation of the foregoing procedures and coordinating each Owner’s use of the Common Areas.



Section 3.03 Maintenance Obligations. Each Owner shall keep such Owner's Tract and any and all Improvements thereon in good condition and repair, except the Shared Access Roads which are to be maintained by the Association. All rubbish, trash and garbage shall be regularly removed from each Tract and shall not be allowed to accumulate thereon. Each Owner shall be responsible for arranging for private pick-up or removal of garbage at least once every two (2) weeks. In addition, Owners shall take all actions necessary to control noxious weeds not eliminated by the Association.

Section 3.04 Nuisances. Each owner shall keep their Tract in a nuisance free condition.

Section 3.05 Vehicles and Equipment. No abandoned or inoperable vehicles shall be placed upon any portion of the Ranch, unless the same are located in the Owner's garage or in such location on the Owner's Tract that is not visible to adjacent Owners or from the Shared Access Road.

Section 3.06 Pets/Domestic Animals. Household Pets shall be properly controlled so they do not cause a nuisance to others. A reasonable number of horses, hens, roosters, and cattle (collectively "**Domestic Animals**") may be kept by Owners on their Tracts. The Owner of a Tract where Domestic Animals are kept shall be responsible for the proper confinement and control of the Domestic Animals on their Tract so that the Domestic Animals do not become a nuisance.

Section 3.07 Temporary Structures. No trailer home, tent, shack, garage, yurt, or other unattached structure (not including a barn with living quarters) erected on a Tract shall, at any time, be used as a residence, provided, however, each Owner shall have the right to use an RV or similar mobile unit (e.g. horse trailer with living quarters) on their Tract for vacation purposes, so long as the Owner does not dispose of any gray water on the Tract or anywhere on the Ranch.

Section 3.08 Water Resources; Water Supply Systems; Sewage Disposal. There shall be no alteration of natural water courses on the Tracts other than in connection with such improvements or enhancements as may be made by governmental authority of competent jurisdiction or as may be approved by the Board. Each Owner shall, at their sole cost and expense, be responsible for the construction and maintenance of their own private water supply system on their Tract. Each individual water supply shall conform to all applicable standards of Crook County, the State of Wyoming, or any other regulatory agency, and shall be approved by all government authorities having jurisdiction. Each Owner, at their sole cost and expense, shall be responsible for the construction and maintenance of their own private sewage disposal system on their Tract. Each residential structure shall be connected to the private sewage disposal system. Each individual Sewage disposal system shall conform to all applicable standards of Crook County, the State of Wyoming, or any other regulatory agency, and shall be approved by all government authorities having jurisdiction.

Section 3.09 Limitation of Other Activities. No Owner of any Tract shall have the right to enter, cross, or use the property of any other Tract, except for the Shared Access Road and as otherwise stated in this Declaration. Four-wheel all-terrain vehicles, snowmobiles, and dirt bikes may be used by any Owner, or such Owners' guests and invitees within the Owner's Tract, so long as such use does not create a nuisance to the Owners of other Tracts.

Article IV. DESIGN & CONSTRUCTION

Section 4.01 Design & Construction. All Improvements shall conform with any and all applicable building codes and land use regulations of Crook County. The Board shall have the power and authority to adopt, amend and repeal such rules and regulations as the Board deems reasonable to ensure that all Improvements in the Ranch conform and harmonize as to quality and type of construction, architectural character, materials, color, height, natural conditions and other design or aesthetic considerations (the "**Design Requirements**"). Regardless of the type of Improvement being constructed on a Tract, once construction has commenced (which commencement shall be measured from the breaking of ground on the Tract), it must be completed within twenty-four (24) months from the date construction commenced unless the Board grants an extension in writing. The Board may authorize variances from any of the Design Requirements when the Board deems it desirable to address special circumstances.

Article V. ASSESSMENTS

Section 5.01 Covenant to Pay Assessments. Each Owner covenants and agrees to pay when all Assessments made against such Owner or such Owner's Tract pursuant to the Governing Documents. Assessments against a Tract shall be a continuing lien on such Tract until paid, whether or not ownership of such Tract is transferred. Assessments against a Tract are also the personal obligation of the Owner of the Tract when the Assessment becomes due and payable. Common Areas, the Shared Access Roads, and any Tracts owned by the Association shall be exempt from Assessments.



Section 5.02 Regular Assessments. Regular Assessments are to be used to pay for all costs and expenses incurred by the Association for the conduct of its affairs or the exercise of any of the Association's powers, duties or obligations under the Governing Documents (collectively, the "**Expenses**"). Without limiting the generality of the foregoing, Expenses may include the following: (i) Noxious Weed Control \approx \$2,000.00 / year; (ii) Non-Commercial General liability insurance for the Common Area ranch house & out buildings \approx \$10,000.00 / year; (iii) Common Area Ranch House Trash, Telephone, Satellite Television, Electricity, and Taxes \approx \$5,900.00 / year; and, (iv) The costs and expenses of construction, improvement, protection, insurance, maintenance, repair, management and operation of the Common Area and all Improvements located in other areas that are owned, managed or maintained by the Association as may be determined by the Association. The Association may require payment of Regular Assessments in quarterly, semi-annual or annual installments. Each Owner shall be assessed and shall pay an amount computed by multiplying the Association's total advance estimate of Expenses by the fraction produced by dividing the number of Tracts owned by such Owner by the total number of Tracts.

Section 5.03 Special Assessments. The Board may levy a Special Assessment to collect additional funds needed to meet the Expenses for such calendar year.

Section 5.04 Road District. A Road District may be formed at the discretion of the Owners. The Association or the Road District may levy an annual road maintenance fee for each Tract in the amount of up to \$550.00 per year for maintenance of and snow removal from the Shared Access Roads. The Association or the Road District shall hold an annual meeting each year to discuss road maintenance, finances and set the next year's road maintenance fee per Tract.

Section 5.05 Assessment Liens. Each Owner, by his or her acceptance of a deed to a Tract, hereby vests in the Association and its agents the right and power to bring all appropriate actions against such Owner personally for the collection as a debt of any unpaid and delinquent billings for Regular Assessments, Special Assessments, interest, late fees, enforcement costs and other charges owing by such Owner in accordance with the terms hereof. In order to secure the payment of the foregoing, each Owner, by his or her acceptance of a deed to a Tract, hereby grants the Association and its agents a continuing claim of lien with power of sale on the Tract owned by the Owner to secure payment of any and all Assessments levied against such Tract pursuant to the Governing Documents, together with interest thereon at the legal rate in Wyoming and all collection costs and attorneys' fees which may be paid or incurred by the Association in connection therewith.

Article VI. RIGHTS TO COMMON AREAS AND SHARED ACCESS ROADS

Section 6.01 Use of Common Area. Every Owner shall have a right to use the Common Areas and Shared Access Roads as set forth in this Declaration subject to the Governing Documents.

Section 6.02 Association's Responsibility. The Association shall maintain and keep the Common Area and Shared Access Roads and any other Improvements owned, managed or maintained by the Association in good condition and repair. The Association shall have the right to control vehicular circulation through the Shared Access Roads by such means as establishing speed limits, installing speed bumps, or by any other means reasonably adopted by the Association.

Article VII. EASEMENTS

Section 7.01 Recorded Easements. The Ranch shall be subject to all easements shown on any easements that are established or are of record, including easements set forth on Page 2 of 3 and Page 3 of 3 of the Amended Dedication Plat recorded on October 25, 2021 as Instrument No. 674226 at Photo Book 580F, Page 1620 in the records of the Clerk of Crook County, Wyoming. All conveyances of Tracts made after the date of the recording of this Declaration, as may be amended from time to time, whether by Grantor or otherwise, shall be construed to grant and reserve the easements contained in this Article 7, even if no specific reference to such easements or to this Article 7 appears in the conveyance instrument.

Section 7.02 Easements of Access. Each Owner and occupant of a Tract and each of their guests or invitees are hereby granted a non-exclusive perpetual easement and right-of-way to use Easement #1, Easement #2 and Easement #3 as defined and described on Page 2 of 3 of the Amended Dedication Plat recorded on October 25, 2021 as Instrument No. 674226 at Photo Book 580F, Page 1620 of the records of the Clerk of Crook County, Wyoming, together with those Shared Access Roads which provide direct access to such Owner's Tract, for vehicular, equestrian, and pedestrian ingress and egress, access to and from their Tract. Except with regard to Easement #1, Easement #2 and Easement #3, as set forth above, no Owner shall utilize any Shared Access Road which does not provide direct access to such Owner's individually owned Tract. No Owner shall grant an easement for access or allow access across his/her Tract to adjoining properties that are not part of the Ranch.

Section 7.03 Emergency Easement. A general easement is hereby granted to all police, sheriff, fire protection, ambulance, and all other similar emergency agencies to enter upon the Ranch, or any Tract located thereon, in the proper performance of their duties.



Section 7.04 Maintenance Easement. An easement is hereby reserved to the Association upon, across, over, in and under the Tracts and a right to make such use of the Tracts as it may deem necessary or appropriate to make emergency repairs or to perform the duties and functions which the Association is obligated or permitted to perform pursuant to the Governing Documents, including the right to enter upon any Tract for the purpose of performing maintenance to the Shared Access Roads, Common Areas, utilities, infrastructure, and for the purpose of spraying for noxious weeds. Nothing herein shall relieve each Owner's obligation to maintain Improvements on such Owner's Tract.

Section 7.05 Term. The easements created hereunder shall be perpetual, subject only to extinguishment by the holders of such easements as provided by law. The remainder of this Declaration shall run until December 31, 2045 and thereafter shall be automatically extended for successive periods of ten (10) years each, unless amended or extinguished by a written instrument signed and acknowledged by the president and secretary of the Association certifying and attesting that such instrument has been approved by the vote or written consent of Owners representing sixty percent (60%) or more of the total voting power in the Association and such written instrument is recorded with the Crook County Recorder's Office

Article VIII. AGREEMENT TO AVOID LITIGATION

- (i) Grantor, the Association, and the Owners agree that it is in their best interests to provide a fair, impartial and expeditious procedure for the resolution of disputes related to the Governing Documents instead of costly, lengthy and unpredictable litigation. Accordingly, all parties agree that all claims, grievances or disputes arising out of or relating to the Governing Documents ("Claims") shall be subject to the provisions below. If a party has a Claim against any other party, they shall notify such party of the Claim in writing, stating plainly and concisely the following: (a) the nature of the Claim; (b) the legal basis of the Claim (i.e., the specific authority out of which the Claim arises); (c) the basic facts supporting the allegations in the Claim; (d) the other persons involved in the Claim or with personal knowledge of the facts alleged; and (e) the proposed remedy demanded. The parties to the Claim shall make reasonable efforts to meet in person to resolve the Claim by good faith discussions and negotiations, it being understood that the best opportunity to achieve a fair and satisfactory resolution to a Claim is ordinarily through early discussions and negotiations held in good faith. If the parties are unable to resolve the Claim through direct discussions within a reasonable time, either party may resort to traditional legal remedies.

Article IX. ANNEXATION AND DEANNEXATION; TRACT SPLITTING

Section 9.01 Grantor may annex additional lands into the Ranch from time-to-time by recording a supplement to this Declaration declaring such additional lands to be part of the Ranch and subject to this Declaration. Such supplement may add or delete covenants, conditions, restrictions and easements applicable to the annexed lands as Grantor may deem appropriate, so long as such additions or deletions do not place an undue burden on the Association or the Ranch. Upon annexation, Owners within the annexed lands shall become Owners in the Ranch on equal footing with the then current Owners in the Ranch, and shall have the same rights, privileges and obligations (except as may otherwise be set forth in the annexing supplement). Grantor shall have the right to de-annex any property owned by Grantor from the Ranch upon Grantor's recordation of a supplement identifying the de-annexed lands and declaring that such lands shall no longer be subject to this Declaration. NO TRACT MAY BE DIVIDED OR SUBDIVIDED IN ANY MANNER. ALL TRACTS MUST BE A MINIMUM OF THIRTY-FIVE (35) ACRES IN SIZE.

Article X. MISCELLANEOUS

Section 10.01 Interpretation. This Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of the Ranch. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not affect that which is set forth in any of the provisions hereof. In the event that any provision of this Declaration is deemed ambiguous on any matter, the Board's interpretation of such provision shall be given deference so long as the interpretation is a permissible construction of such provision.

Section 10.02 Governing Law. This Declaration shall be governed by the laws of the State of Wyoming without regard to its conflicts of law principles. Any legal action to interpret or enforce this Declaration shall be filed exclusively in the state or federal courts situated in Crook County, Wyoming.

Section 10.03 Severability. Each provision of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision herein.

Section 10.04 Entire Agreement. This Declaration is the sole agreement between the parties with respect to the subject matter herein and supersedes all prior understandings and agreements with respect to the subject matter hereof.



Section 10.05 No Waiver. No waiver by the Association hereunder may be oral. No waiver, forbearance, delay, indulgence or failure by the Association to enforce any of the provisions of this Declaration shall in any way prejudice or limit the Association's right thereafter to enforce or compel strict compliance with the provision hereof, any course of dealing or custom of the trade notwithstanding. No delay or omission on the part of the Association shall operate as a waiver thereof, nor shall any waiver by the Association of any breach of this Declaration operate as a waiver of any subsequent or continuing breach of this Declaration.

Section 10.06 Enforcement; Remedies. The failure of any Owner to comply with applicable law pertaining to the ownership, use or occupancy of any Tract or the Ranch, or to comply with any provision of the Governing Documents, is hereby declared a nuisance and gives rise to a cause of action in Grantor, the Association (on its own and/or on behalf of any consenting Owners) and any affected Owner for recovery of damages or for negative or affirmative injunctive relief or both enforce the provisions hereof only as set forth in this Declaration. Each remedy provided herein is cumulative and not exclusive. If any party initiates or defends any legal action or proceeding to interpret or enforce any of the terms of this Declaration, the substantially prevailing party shall be entitled to recover any costs and attorneys' fees reasonably incurred therein.

Section 10.07 Consents and Approvals. Any consents or approvals required or contemplated herein must be in a writing executed by the party whose consent or approval is required or contemplated. No Owner unreasonably withhold, condition, or delay its consent or approval of any matter requested by Grantor, the Association, or another Owner.

Section 10.08 Notices. Any notices, consents, approvals, or other communications required or permitted by this Declaration shall be in writing and may be delivered personally, by electronic mail or by U.S. mail. Each Owner shall be responsible for ensuring that the Association has such Owner's then current mailing address, physical address, electronic mail address and telephone numbers. Each Owner shall be deemed to have received any notice when such notice is actually received by such Owner (regardless of the method of delivery) or when such notice is delivered to any of the addresses then currently on file with the Association. Notices delivered by U.S. Mail shall not be deemed received until three (3) business after posting. The Association shall provide the notices addresses of all Owners to Grantor or any other Owner promptly upon request.

Section 10.09 Amendments. The Association shall have the right to amend this Declaration or any of the Governing Documents by written instrument, at any time and at its sole discretion, as it may deem reasonably necessary to comply with any governmental requirement that is or may become applicable to the Ranch. Any amendment or supplement to this Declaration shall be by an instrument in writing signed and acknowledged by the president and secretary of the Association certifying and attesting that such amendment or supplement has been approved by the vote or written consent of Owners representing more than sixty percent (60%) of the total voting power in the Association. No provision of this Declaration that requires action by the Board of Commissioners for Crook County, Wyoming may be amended without prior written approval of such board. Any supplement, amendment or termination of this Declaration shall be effective upon its recordation with the Crook County Recorder's Office and shall be binding on and effective as to all Owners, whether or not such Owners voted for or consented to such supplement, amendment or termination, unless otherwise prohibited by applicable law. Any supplement or amendment may add to and increase the covenants, conditions, restrictions, and easements applicable to the Ranch.

DATED effective as of the year and day first written above.

ACKNOWLEDGMENT:

I, John Rasmussen, President of the Warbonnet Ranch Association, Inc., Crook County, Wyoming, do hereby certify and acknowledge that I am the custodian of the records of the Warbonnet Ranch Association, Inc., that the above and foregoing First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for the Warbonnet Ranch Association, Inc. was approved by the vote or written consent of Owners representing more than sixty percent (60%) of the total voting power in the Association, and that the foregoing document does truly and correctly represent the Amended and Restated Declaration as approved by the Owners.

WARBONNET RANCH ASSOCIATION, INC.

By:

John Rasmussen, President

Attest:

Secretary



STATE OF WYOMING)
 : ss.
 County of Crook)

On this 28th day of October, 2021, before me, a Notary Public in and for said State, personally appeared **John Rasmussen**, known or identified to me to be the President of the Warbonnet Ranch Association, Inc. a Nevada limited liability company, the person who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

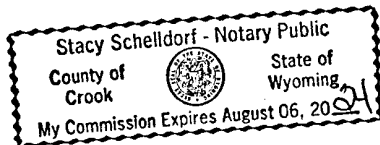


Stacy Schelldorf

My Commission Expires: 8-6-2024

STATE OF WYOMING)
 : ss.
 County of Crook)

On this 28th day of October, 2021, before me, a Notary Public in and for said State, personally appeared **Angel Fajardo** known or identified to me to be the Secretary of the Warbonnet Ranch Association, Inc. a Nevada limited liability company, the person who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.



Stacy Schelldorf

My Commission Expires: 8-6-2024



Exhibit 1

MAP OF SURVEY

WARBONNET CANYON RANCH

R-1

A TRACT OF LAND LYING IN THE NW1/4NW1/4 OF SECTION 17,
T.55N., R.64W. OF THE 6TH P.M.,
CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WARBONNET CANYON RANCH, TRACT R-1

A TRACT OF LAND LYING IN THE NW1/4NW1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

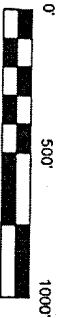
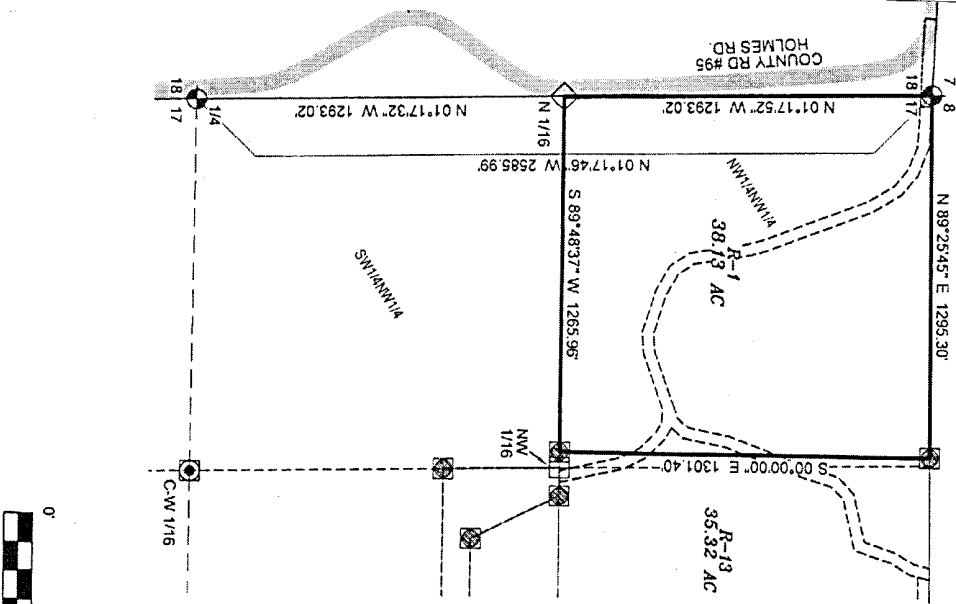
BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 17, WHICH BEARS N 01°17'46" W, 2585.99 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE 1/4 CORNER BETWEEN SAID SECTION 17 AND SECTION 18, T.55N., R.64W., THE BASIS OF BEARING FOR THIS DESCRIPTION,

THENCE N 89°25'45" E, 1295.30 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO A 1-1/2" ALUMINUM CAP STAMPED LS 14275;
THENCE S 00°00'00" W, 1301.40 FEET TO A 1-1/2" ALUMINUM CAP STAMPED LS 14275 ON THE SOUTH LINE OF SAID NW1/4NW1/4;

THENCE S 89°48'37" W, 1265.96 FEET TO A 2" ALUMINUM CAP STAMPED LS 2079 MARKING THE NORTH 1/16 CORNER BETWEEN SAID SECTIONS 17 AND 18;

THENCE N 01°17'52" W, 1293.02 FEET MORE OR LESS ALONG THE WEST LINE OF SAID SECTION 17, TO THE POINT OF BEGINNING.

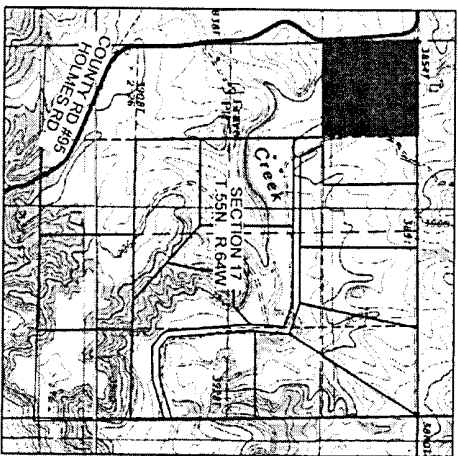
SAID TRACT CONTAINS 38.13 ACRES MORE OR LESS.



- LEGEND**
- U.S.G.L.O. BRASS CAP
 - 2-1/2" ALUMINUM CAP STAMPED LS 545
 - 1-1/2" ALUMINUM CAP STAMPED LS 14275
 - 2-1/2" ALUMINUM CAP STAMPED LS 14275
 - 2" ALUMINUM CAP STAMPED LS 2079
 - TRACT LINE
 - OTHER PROPERTY LINES
 - SECTION LINE
 - QUARTER SECTION LINE
 - SIXTEENTH SECTION LINE
 - EASEMENT BOUNDARY LINE

REVISED 11/1/2021

SHEET 1 OF 1



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF CROOK)

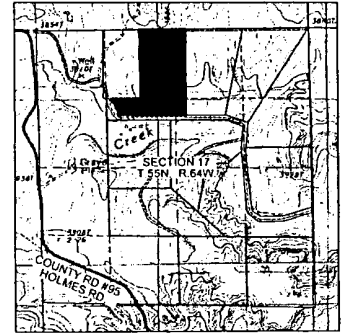
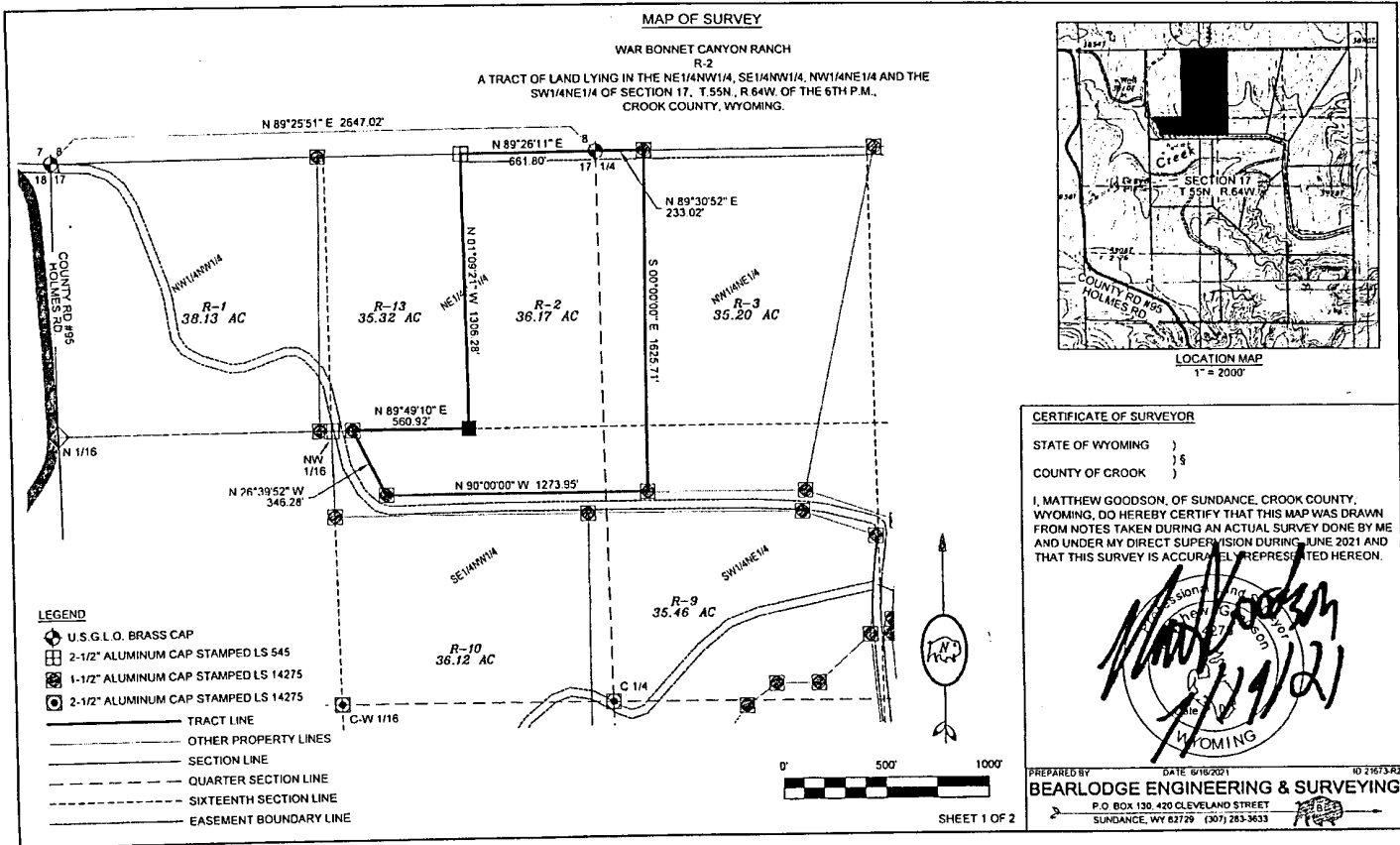
I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Matthew Goodson
11/1/21
SUNDANCE, WYOMING

PREPARED BY DATE 6/20/21 REV 11/1/2021
BEARLOGGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633



Exhibit 2

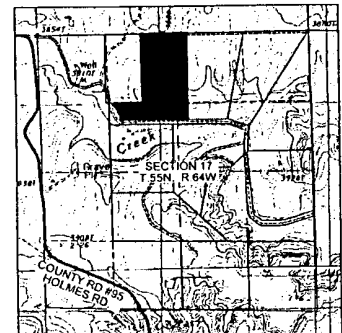
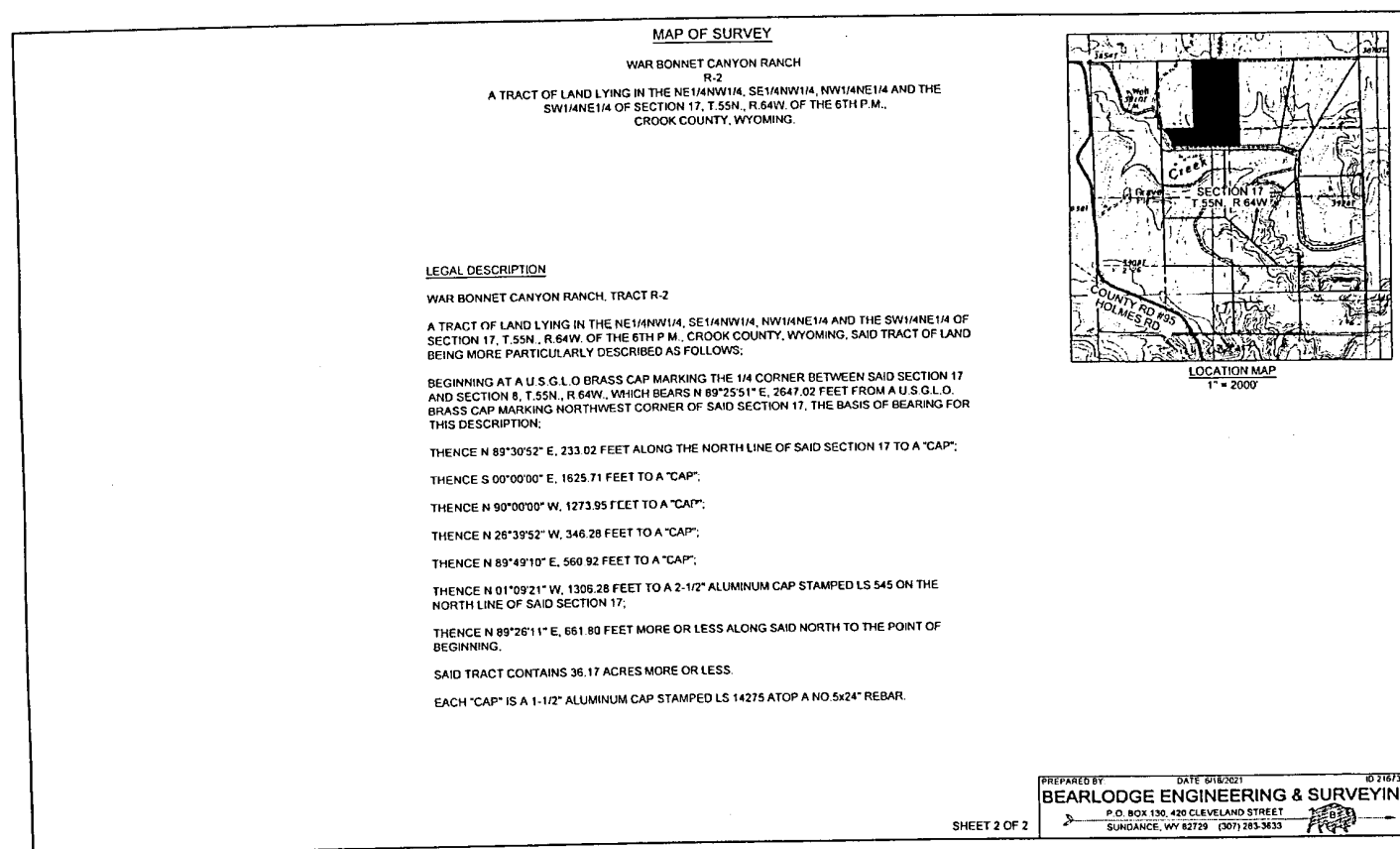
**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING)
COUNTY OF CROOK)

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Matthew Goodson
1/11/21
WYOMING

PREPARED BY DATE 6/16/2021 NO 21675 R2
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633



PREPARED BY DATE 6/16/2021 NO 21675 R2
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633



Exhibit 3

MAP OF SURVEY

WAR BONNET CANYON RANCH

R-3

A TRACT OF LAND LYING IN THE NE1/4NE1/4 AND THE SW1/4NE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WAR BONNET CANYON RANCH, TRACT R-3

A TRACT OF LAND LYING IN THE NE1/4NE1/4 AND THE SW1/4NE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE 1/4 CORNER BETWEEN SAID SECTION 17 AND SECTION 8, T.55N., R.64W., WHICH BEARS S 89°30'52" W, 2629.56 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 17, THE BASIS OF BEARING FOR THIS DESCRIPTION.

THENCE N 89°30'52" E, 233.02 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO A "CAP". THE TRUE POINT OF BEGINNING.

THENCE N 89°30'52" E, 1114.14 ALONG SAID NORTH LINE TO A "CAP".

THENCE S 11°57'05" W, 1671.38 FEET TO A "CAP".

THENCE N 90°00'00" W, 767.98 FEET TO A "CAP".

THENCE N 00°00'00" W, 1625.71 FEET MORE OR LESS TO THE POINT OF BEGINNING.

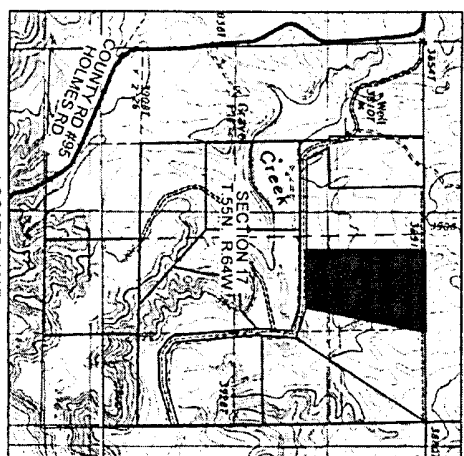
SAID TRACT CONTAINS 35.20 ACRES MORE OR LESS.

EACH "CAP" IS A 1-1/2" ALUMINUM CAP STAMPED LS 14275 ATOP A NO.5x24" REBAR.

LEGEND

- U.S.G.L.O. BRASS CAP
- 1-1/2" ALUMINUM CAP STAMPED LS 14275
- 2-1/2" ALUMINUM CAP STAMPED LS 14275
- TRACT LINE
- OTHER PROPERTY LINES
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT BOUNDARY LINE

SHEET 1 OF 1



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF CROOK)

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE 1, 2021 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Matthew Goodson
Surveyor
WYOMING

PREPARED BY
DATE 6/16/2021
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633



Exhibit 4

MAP OF SURVEY

WAR BONNET CANYON RANCH
R-4

A TRACT OF LAND LYING IN THE NE 1/4 OF SECTION 17, T. 55N., R. 64W. OF THE 6TH P.M.,
CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WAR BONNET CANYON RANCH, TRACT R-4

A TRACT OF LAND LYING IN THE NE 1/4 OF SECTION 17, T. 55N., R. 64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 17, WHICH BEARS N 89°30'52" E, 2629.56 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE 1/4 CORNER BETWEEN SAID SECTION 17 AND SECTION 8, T. 55N., R. 64W., THE BASIS OF BEARING FOR THIS DESCRIPTION:

THENCE S 33°25'56" W, 2150.82 FEET TO A "CAP";

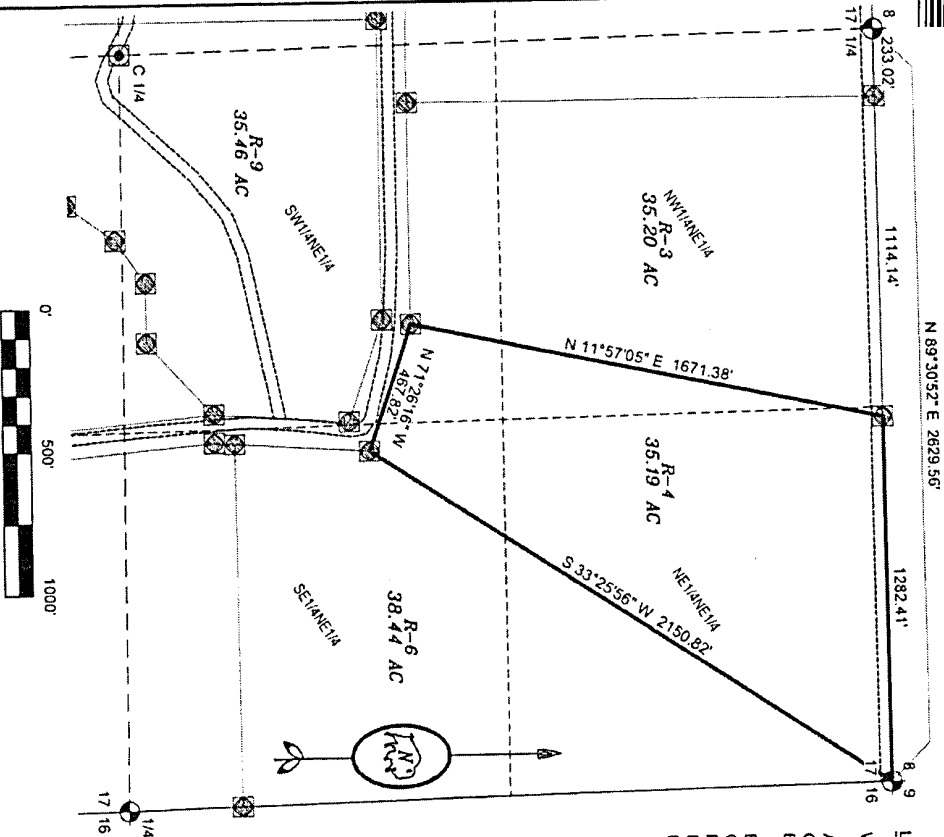
THENCE N 71°26'16" W, 467.82 FEET TO A "CAP";

THENCE N 11°57'05" E, 1671.38 FEET TO A "CAP" ON THE NORTH LINE OF SAID SECTION 17;

THENCE N 89°30'52" E, 1282.41 FEET MORE OR LESS TO THE POINT OF BEGINNING.

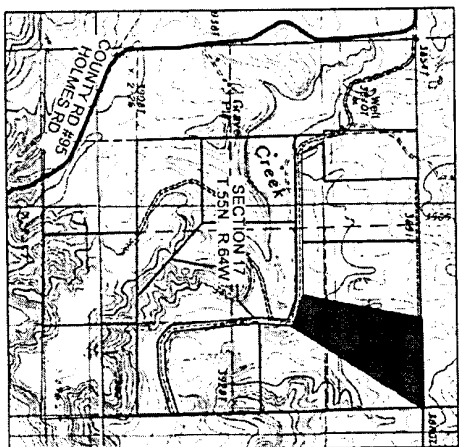
SAID TRACT CONTAINS 35.19 ACRES MORE OR LESS.

EACH "CAP" IS A 1-1/2" ALUMINUM CAP STAMPED LS 14275 ATOP A NO 5x24" REBAR.



- LEGEND**
- ◆ U.S.G.L.O. BRASS CAP
 - ⊗ 1-1/2" ALUMINUM CAP STAMPED LS 14275
 - ⊙ 2-1/2" ALUMINUM CAP STAMPED LS 14275
 - TRACT LINE
 - OTHER PROPERTY LINES
 - SECTION LINE
 - QUARTER SECTION LINE
 - SIXTEENTH SECTION LINE
 - EASEMENT BOUNDARY LINE

SHEET 1 OF 1



LOCATION MAP
1" = 2000'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF CROOK)

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Matthew Goodson
7/11/21

PREPARED BY DATE 07/02/21
BEARLIDGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-5833



Exhibit S

MAP OF SURVEY

WAR BONNET CANYON RANCH
R-5
A TRACT OF LAND BEING THE SW1/4SW1/4 OF SECTION 9,
T.55N., R.64W. OF THE 6TH P.M.,
CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WAR BONNET CANYON RANCH, TRACT R-5

A TRACT OF LAND BEING THE SW1/4SW1/4 OF SECTION 9, T.55N., R.64W. OF THE 6TH P.M. CROOK COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 9, WHICH BEARS S 00°45'32" E, 2611.09 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE 1/4 CORNER BETWEEN SAID SECTION 9 AND SECTION 8, T.55N., R.64W., THE BASIS OF DEARING FOR THIS DESCRIPTION:

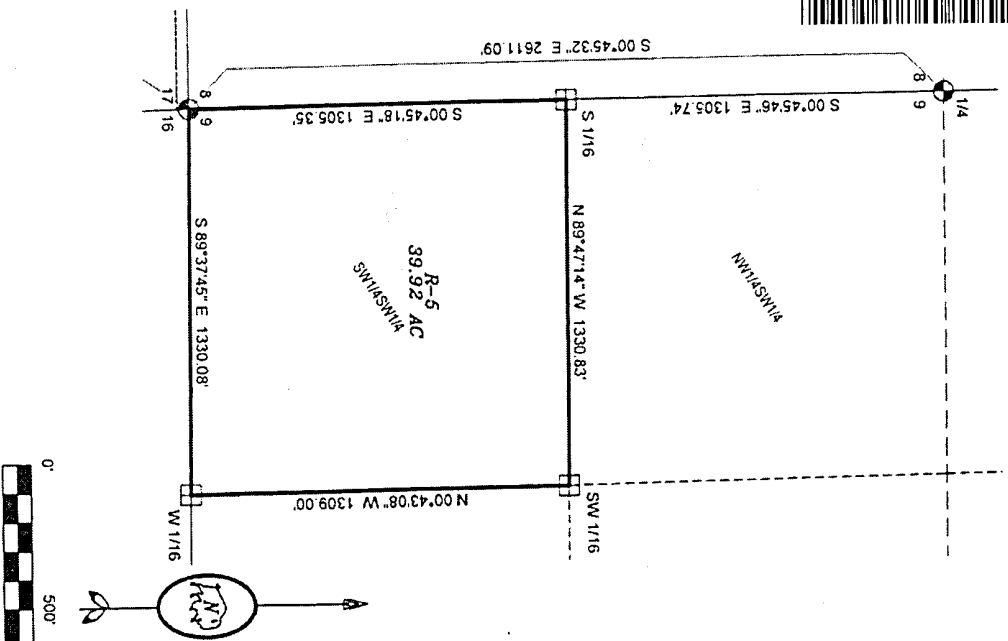
THENCE S 89°37'45" E, 1330.08 FEET TO A 2-1/2" ALUMINUM CAP STAMPED LS 545 MARKING THE WEST 1/16 CORNER BETWEEN SAID SECTION 9 AND SECTION 16, T.55N., R.64W.;

THENCE N 00°43'08" W, 1309.00 FEET TO A 2-1/2" ALUMINUM CAP STAMPED LS 545 MARKING THE SOUTHWEST 1/16 CORNER OF SAID SECTION 9;

THENCE N 89°47'14" W, 1330.83 FEET TO A 2-1/2" ALUMINUM CAP STAMPED LS 545 MARKING THE SOUTH 1/16 CORNER BETWEEN SAID SECTIONS 9 AND 8;

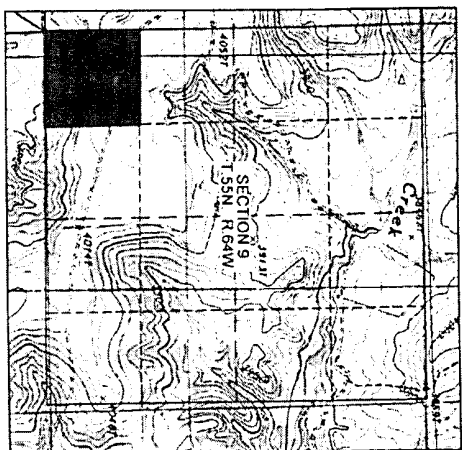
THENCE S 00°45'18" E, 1305.35 FEET MORE OR LESS ALONG THE WEST LINE OF SAID SECTION 9, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 39.92 ACRES MORE OR LESS.



- LEGEND**
- U.S.G.L.O. BRASS CAP
 - 2-1/2" ALUMINUM CAP STAMPED LS 545
 - TRACT LINE
 - OTHER PROPERTY LINES
 - SECTION LINE
 - QUARTER SECTION LINE
 - SIXTEENTH SECTION LINE
 - EASEMENT BOUNDARY LINE

SHEET 1 OF 1



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF CROOK)

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Matthew Goodson
Matthew Goodson
Surveyor
Wyoming

PREPARED BY: DATE: 5/27/2021
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633
ID 2167345

Exhibit 6

MAP OF SURVEY

WAR BONNET CANYON RANCH
R-6A TRACT OF LAND LYING IN THE E1/2NE1/4 OF SECTION 17,
T.55N., R.64W., OF THE 6TH P.M., CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WAR BONNET CANYON RANCH, TRACT R-6

A TRACT OF LAND LYING IN THE E1/2NE1/4 OF SECTION 17,
T.55N., R.64W., OF THE 6TH P.M., CROOK COUNTY, WYOMING,
SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE
NORTHEAST CORNER OF SAID SECTION 17, WHICH BEARS N
89°30'52" E. 2629.56 FEET FROM A U.S.G.L.O. BRASS CAP
MARKING THE 1/4 CORNER BETWEEN SAID SECTION 17 AND
SECTION 8, T.55N., R.64W., THE BASIS OF BEARING FOR THIS
DESCRIPTION:THENCE S 01°11'44" E. 2255.90 FEET ALONG THE EAST LINE OF
SAID SECTION 17 TO A "CAP".THENCE S 89°36'21" W. 1265.00 FEET TO A "CAP" ON THE EAST
LINE OF TRACT 13.THENCE N 04°00'42" E. 470.32 FEET ALONG SAID EAST TRACT
LINE TO A "CAP".THENCE N 33°25'56" E. 2150.82 FEET MORE OR LESS TO THE
POINT OF BEGINNING.

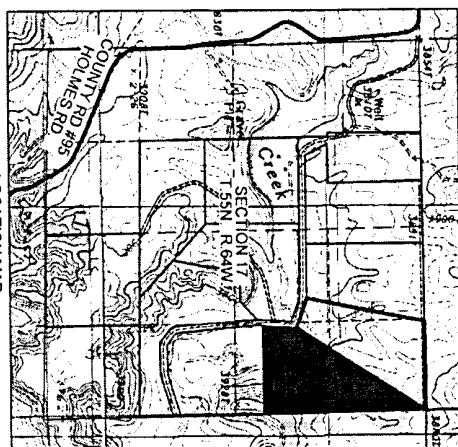
SAID TRACT CONTAINS 38.44 ACRES MORE OR LESS.

EACH "CAP" IS A 1-1/2" ALUMINUM CAP STAMPED LS 14275 ATOP
A NO.524 REBAR.

LEGEND

- U.S.G.L.O. BRASS CAP
- 1-1/2" ALUMINUM CAP STAMPED LS 14275
- 2-1/2" ALUMINUM CAP STAMPED LS 14275
- TRACT LINE
- OTHER PROPERTY LINES
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT BOUNDARY LINE

SHEET 1 OF 1



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF CROOK)I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY,
WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN
FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME
AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND
THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

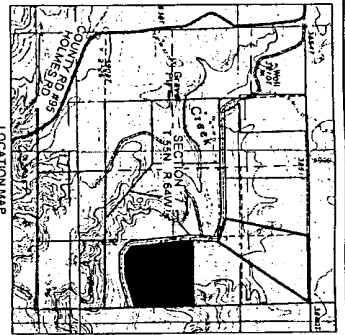
Matthew Goodson
Surveyor
No. 111472
Wyoming

PREPARED BY: DATE: 7/18/2021
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633
ID 21673465



MAP OF SURVEY

WAR BONNET CANYON RANCH
R-7
A TRACT OF LAND LYING IN THE SE1/4NE1/4 AND NE1/4SE1/4 OF SECTION 17,
T.35N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING.



LEGAL DESCRIPTION

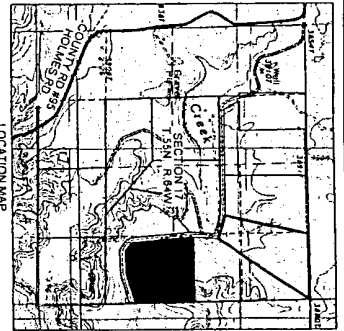
WAR BONNET CANYON RANCH, TRACT R-7
A TRACT OF LAND LYING IN THE SE1/4NE1/4 AND THE NE1/4SE1/4 OF SECTION 17, T.35N., R.64W. OF
THE 6TH P.M., CROOK COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 17, WHICH
BEARS S 01°11'44" E, 2892.70 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE NORTHEAST CORNER
OF SAID SECTION, THE BASIS OF BEARING FOR THIS DESCRIPTION,
THENCE S 01°09'24" E, 749.71 FEET ALONG THE EAST LINE OF SAID SECTION TO A "CAP" ON THE
NORTH LINE OF TRACT R-13;

THENCE S 73°17'03" W, 821.59 FEET ALONG SAID TRACT TO A "CAP";
THENCE S 88°49'40" W, 427.60 FEET ALONG SAID TRACT TO A "CAP";
THENCE N 54°09'13" W, 183.26 FEET ALONG SAID TRACT TO A "CAP";
THENCE N 30°40'16" W, 32.35 FEET ALONG SAID TRACT TO A "CAP";
THENCE N 05°20'22" W, 1125.29 FEET ALONG SAID TRACT TO A "CAP";
THENCE N 04°00'42" E, 69.75 FEET ALONG SAID TRACT TO A "CAP";
THENCE N 89°36'21" E, 1265.00 FEET ALONG SAID TRACT TO A "CAP" ON THE EAST LINE OF SAID
SECTION 17;
THENCE S 01°11'44" E, 398.80 FEET MORE OR LESS ALONG SAID EAST LINE TO THE POINT OF
BEGINNING,
SAID TRACT CONTAINS 35.87 ACRES MORE OR LESS.
EACH "CAP" IS A 1-1/2" ALUMINUM CAP STAMPED LS 14275 ATOP A NO.5x24" REBAR.

MAP OF SURVEY

WAR BONNET CANYON RANCH
R-7
A TRACT OF LAND LYING IN THE SE1/4NE1/4 AND NE1/4SE1/4 OF SECTION 17,
T.35N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING.



LEGEND

- 1-1/2" ALUMINUM CAP STAMPED LS 14275
- U.S.G.L.O. BRASS CAP
- 2-1/2" ALUMINUM CAP STAMPED LS 545
- 1-1/2" ALUMINUM CAP STAMPED LS 545
- TRACT LINE
- OTHER PROPERTY LINES
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT BOUNDARY LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°09'13" W	183.26
L2	N 30°40'16" W	32.35
L3	N 04°00'42" E	69.75

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF CROOK)
I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY,
WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN
FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME
AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND
THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Matthew Goodson
Surveyor

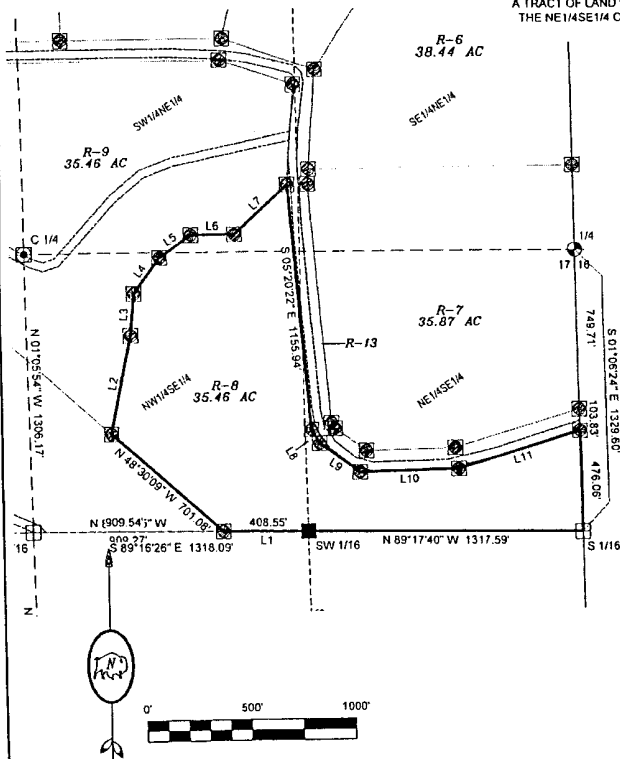


DATE: 7/18/2021
PREPARED BY:
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 383-5833

DATE: 7/18/2021
PREPARED BY:
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 383-5833

Exhibit 8

MAP OF SURVEY

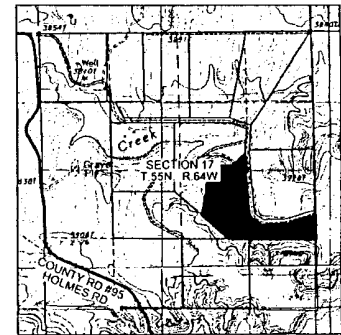
WAR BONNET CANYON RANCH
R-8A TRACT OF LAND LYING IN THE SW1/4NE1/4, THE NW1/4SE1/4 AND
THE NE1/4SE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M.,
CROOK COUNTY, WYOMING.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°16'26" W	408.55'
L2	N 11°44'30" E	470.57'
L3	N 05°00'23" E	198.03'
L4	N 36°04'14" E	208.16'
L5	N 54°59'02" E	181.96'
L6	N 90°00'00" E	208.65'
L7	N 47°48'00" E	342.47'
L8	S 30°40'16" E	75.60'
L9	S 54°09'13" E	237.52'
L10	N 88°49'40" E	474.73'
L11	N 73°17'03" E	607.30'

LEGEND

- 1-1/2" ALUMINUM CAP STAMPED LS 14275
- 2-1/2" ALUMINUM CAP STAMPED LS 14275
- U.S.G.L.O. BRASS CAP
- 2-1/2" ALUMINUM CAP STAMPED LS 545
- 1-1/2" ALUMINUM CAP STAMPED LS 545
- TRACT LINE
- OTHER PROPERTY LINES
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT BOUNDARY LINE

LOCATION MAP
1" = 2000'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF CROOK }

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Matthew Goodson
Date: 6/20/21
WYOMING

PREPARED BY: DATE: 5/27/2021 ID: 21673 R8
BEARLOGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633

SHEET 1 OF 2

MAP OF SURVEY

WAR BONNET CANYON RANCH
R-8A TRACT OF LAND LYING IN THE SW1/4NE1/4, THE NW1/4SE1/4 AND
THE NE1/4SE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M.,
CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WAR BONNET CANYON RANCH, TRACT R-8

A TRACT OF LAND LYING IN THE SW1/4NE1/4, THE NW1/4SE1/4 AND THE NE1/4SE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" ALUMINUM CAP STAMPED LS 545 MARKING THE SOUTH 1/16 CORNER BETWEEN SAID SECTION 17 AND SECTION 16, T.55N., R.64W. WHICH BEARS S 01°06'24" E, 1320.60 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE 1/4 CORNER BETWEEN SAID SECTION 17 AND 16, THE BASIS OF BEARING FOR THIS DESCRIPTION:

THENCE N 89°17'40" W, 1317.59 FEET TO A 1-1/2" ALUMINUM CAP STAMPED LS 545, MARKING THE SOUTHWEST 1/16 CORNER OF SAID SECTION 15;

THENCE N 89°16'26" W, 408.55 FEET ALONG THE SOUTH LINE OF SAID NW1/4SE1/4 TO A "CAP";

THENCE N 48°30'09" W, 701.08 FEET TO A "CAP";

THENCE N 11°44'30" E, 470.57 FEET TO A "CAP";

THENCE N 05°00'23" E, 198.03 FEET TO A "CAP";

THENCE N 36°04'14" E, 208.16 FEET TO A "CAP";

THENCE N 54°59'02" E, 181.96 FEET TO A "CAP";

THENCE N 90°00'00" E, 208.65 FEET TO A "CAP";

THENCE N 47°48'00" E, 342.47 FEET TO A "CAP" ON THE SOUTHWESTERLY LINE OF TRACT R-13;

THENCE S 05°20'22" E, 1155.94 FEET ALONG SAID SOUTHWESTERLY LINE TO A "CAP";

THENCE S 30°40'16" E, 75.60 FEET ALONG SAID SOUTHWESTERLY LINE TO A "CAP";

THENCE S 54°09'13" E, 237.52 FEET ALONG SAID SOUTHWESTERLY LINE TO A "CAP";

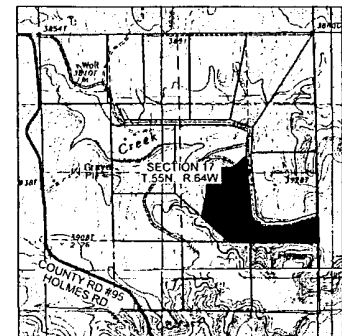
THENCE N 88°49'40" E, 474.73 FEET ALONG THE SOUTH LINE TO A "CAP";

THENCE N 73°17'03" E, 607.30 FEET ALONG SAID SOUTH LINE TO A "CAP" ON THE EAST LINE OF SAID SECTION 15;

THENCE S 01°06'24" E, 476.06 FEET MORE OR LESS ALONG THE EAST LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.46 ACRES MORE OR LESS.

EACH "CAP" IS A 1-1/2" ALUMINUM CAP STAMPED LS 14275 ATOP A NO. 5x24" REBAR.

LOCATION MAP
1" = 2000'

PREPARED BY: DATE: 5/27/2021 ID: 21673 R8
BEARLOGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633

SHEET 2 OF 2



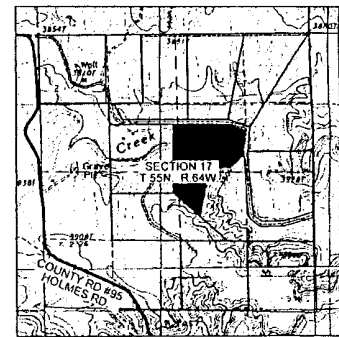
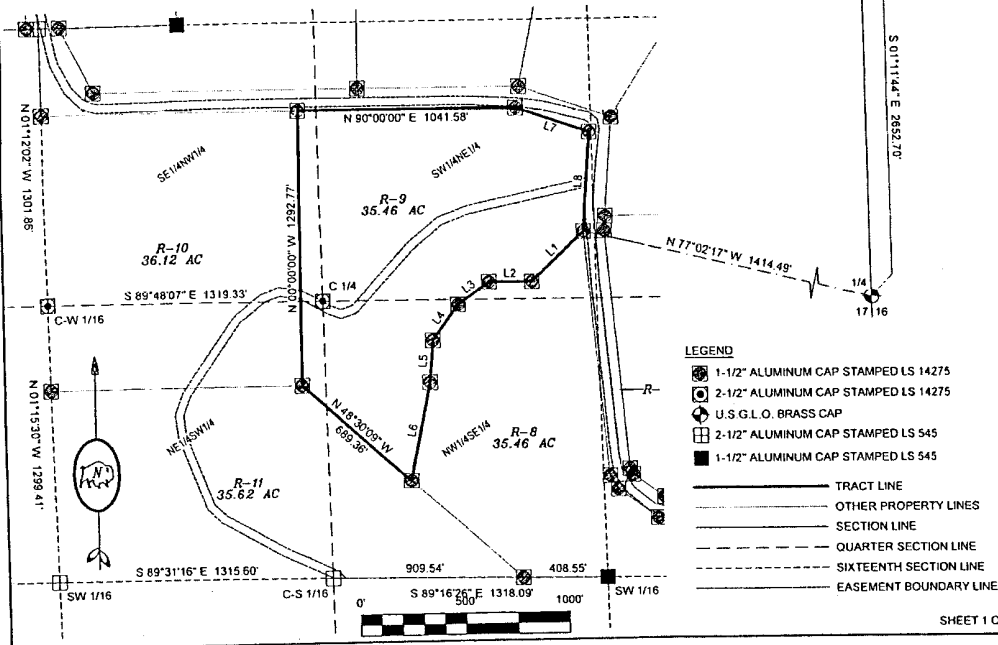
Exhibit 9

MAP OF SURVEY

WAR BONNET CANYON RANCH
R-9A TRACT OF LAND LYING IN THE SW1/4NE1/4, THE SE1/4NW1/4, THE NE1/4SW1/4
AND THE NW1/4SE1/4 OF SECTION 17,
T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°48'00" W	342.47'
L2	N 90°00'00" W	208.65'
L3	S 54°59'02" W	181.96'
L4	S 36°04'14" W	208.16'
L5	S 05°00'23" W	198.03'
L6	S 11°44'30" W	470.57'
L7	S 71°26'16" E	374.12'
L8	S 04°00'42" W	470.89'



CERTIFICATE OF SURVEYOR

STATE OF WYOMING

COUNTY OF CROOK

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.



PREPARED BY DATE 7/18/2021 ID 21673.R9

BEARLODGE ENGINEERING & SURVEYING

P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 263-3633

SHEET 1 OF 2

MAP OF SURVEY

WAR BONNET CANYON RANCH
R-9A TRACT OF LAND LYING IN THE SW1/4NE1/4, THE SE1/4NW1/4, THE NE1/4SW1/4
AND THE NW1/4SE1/4 OF SECTION 17,
T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WAR BONNET CANYON RANCH, TRACT R-9

A TRACT OF LAND LYING IN THE SW1/4NE1/4, THE SE1/4NW1/4, THE NE1/4SW1/4 AND THE NW1/4SE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 17, WHICH BEARS S 01°11'44" E, 2652.70 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION, THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE N 77°02'17" W, 1414.49 FEET TO THE TRUE POINT OF BEGINNING ON THE WESTERLY BOUNDARY OF TRACT R-13.

THENCE S 47°48'00" W, 342.47 FEET TO A "CAP";
THENCE N 90°00'00" W, 208.65 FEET TO A "CAP";
THENCE S 54°59'02" W, 181.96 FEET TO A "CAP";
THENCE S 36°04'14" W, 208.16 FEET TO A "CAP";
THENCE S 05°00'23" W, 198.03 FEET TO A "CAP";
THENCE S 11°44'30" W, 470.57 FEET TO A "CAP";
THENCE N 48°30'09" W, 689.36 FEET TO A "CAP";

THENCE N 00°00'00" W, 1292.77 FEET TO A "CAP" ON THE SOUTHERLY BOUNDARY OF SAID TRACT 13;

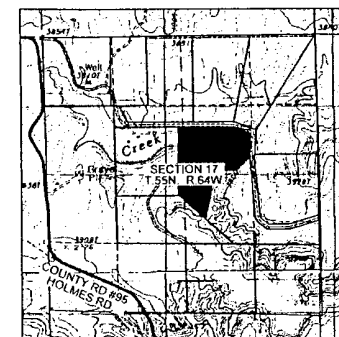
THENCE N 90°00'00" E, 1041.58 FEET ALONG SAID SOUTHERLY BOUNDARY TO A "CAP";

THENCE S 71°26'16" E, 374.12 FEET ALONG SAID SOUTHERLY BOUNDARY TO A "CAP";

THENCE S 04°00'42" W, 470.89 FEET MORE OR LESS ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.46 ACRES MORE OR LESS.

EACH "CAP" IS A 1-1/2" ALUMINUM CAP STAMPED LS 14275 ATOP A NO.5x24" REBAR.

LOCATION MAP
1" = 2000'

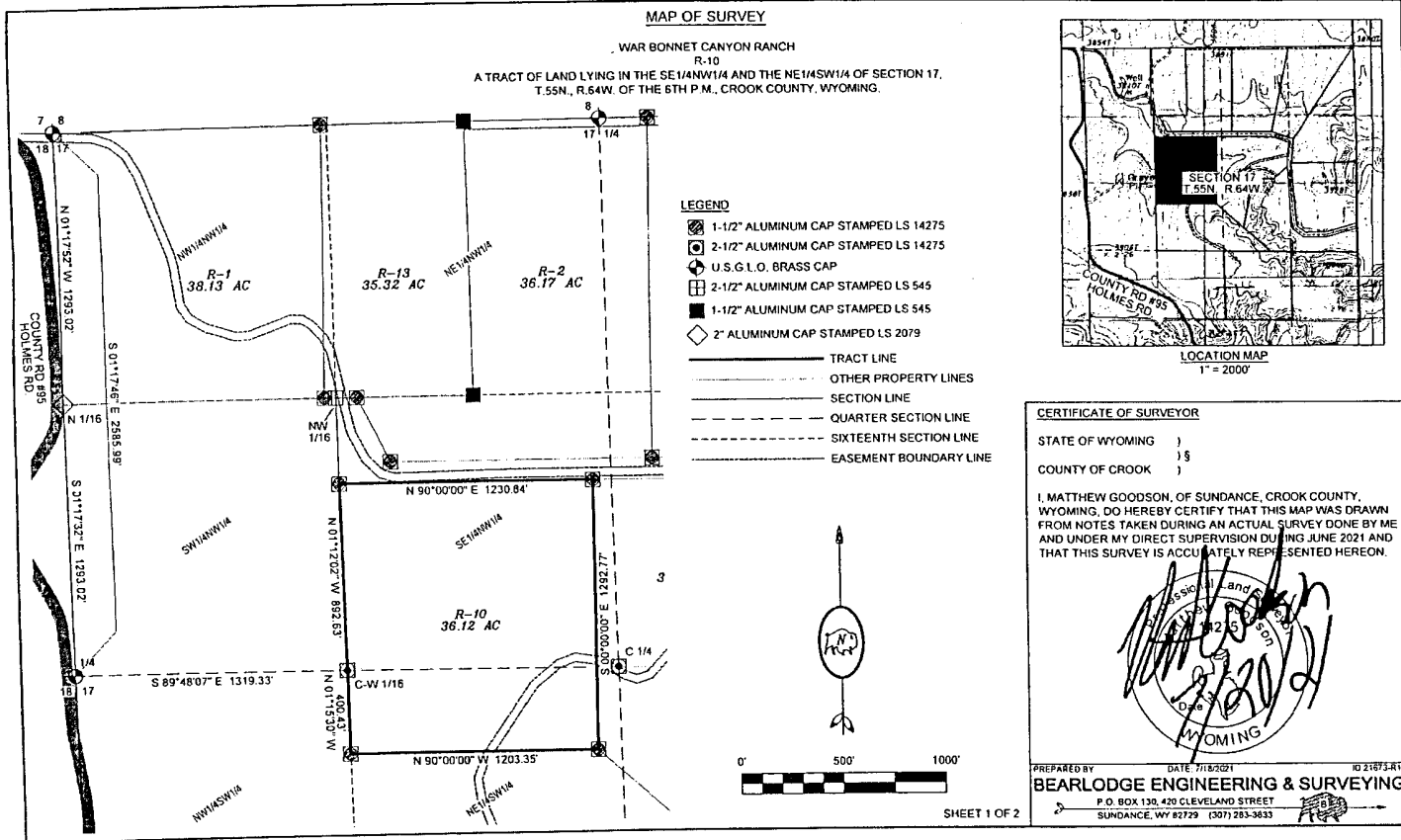
PREPARED BY DATE 7/18/2021 ID 21673.R9

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SHEET 2 OF 2

Exhibit 10



MAP OF SURVEY
WAR BONNET CANYON RANCH
R-10
A TRACT OF LAND LYING IN THE SE1/4NW1/4 AND THE NE1/4SW1/4 OF SECTION 17,
T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WAR BONNET CANYON RANCH, TRACT R-10

A TRACT OF LAND LYING IN THE SE1/4NW1/4 AND THE NE1/4SW1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE 1/4 CORNER BETWEEN SAID SECTION 17 AND SECTION 18, T.55N., R.64W., WHICH BEARS S 01°17'48" E, 2585.99 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 17, THE BASIS OF BEARING FOR THIS DESCRIPTION:

THENCE S 89°48'07" E, 1319.33 FEET TO A 2-1/2" ALUMINUM STAMPED LS 14275 CAP MARKING THE CENTER-WEST 1/16 CORNER OF SAID SECTION AND THE TRUE POINT OF BEGINNING;

THENCE N 01°12'02" W, 862.63 FEET ALONG THE WEST LINE OF SAID SE1/4NW1/4 TO A POINT ON THE SOUTHERLY LINE OF TRACT R-13, MARKED WITH A "CAP";

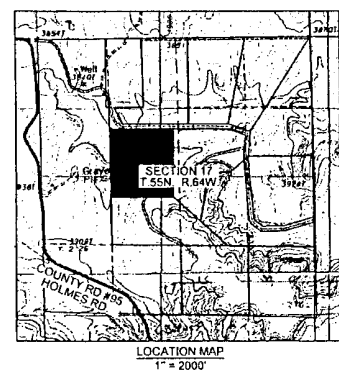
THENCE N 90°00'00" E, 1230.84 FEET ALONG SAID TRACT TO A "CAP";

THENCE S 00°00'00" E, 1292.77 FEET TO A "CAP";

THENCE N 90°00'00" W, 1203.35 FEET TO A "CAP" ON THE WESTERLY LINE OF SAID NE1/4SW1/4;

THENCE N 01°15'30" W, 400.43 MORE OR LESS ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING

SAID TRACT CONTAINS 36.12 ACRES MORE OR LESS.



PREPARED BY DATE 7/15/2021 ID 21673-R10
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SHEET 2 OF 2

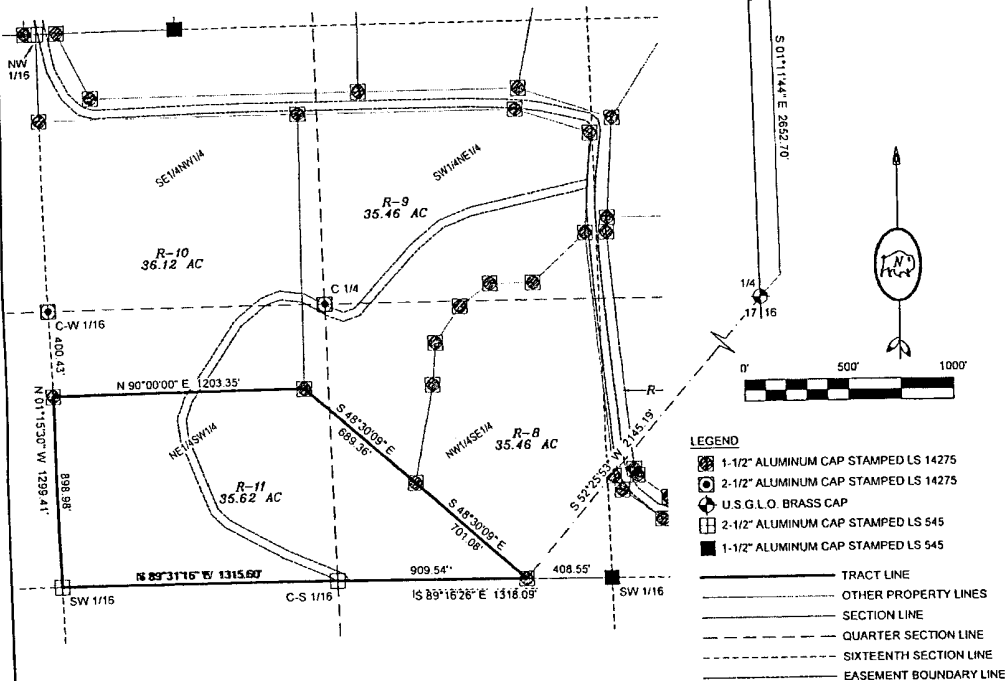
Exhibit 11

MAP OF SURVEY

WAR BONNET CANYON RANCH

R-11

A TRACT OF LAND LYING IN THE NE1/4SW1/4, AND THE NW1/4SE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING.



CERTIFICATE OF SURVEYOR

STATE OF WYOMING

COUNTY OF CROOK

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.



PREPARED BY: DATE: 7/18/2021 ID: 21673.R11
BEARLIDGE ENGINEERING & SURVEYING
 P.O. BOX 130, 420 CLEVELAND STREET
 SUNDANCE, WY 82729 (307) 283-3633

SHEET 1 OF 2

MAP OF SURVEY

WAR BONNET CANYON RANCH

A TRACT OF LAND LYING IN THE NE1/4SW1/4, AND THE NW1/4SE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WAR BONNET CANYON RANCH, TRACT R-11

A TRACT OF LAND LYING IN THE NE1/4SW1/4, AND THE NW1/4SE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 17, WHICH BEARS S 01°11'44" E, 2652.70 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION, THE BASIS OF BEARING FOR THIS DESCRIPTION:

THENCE S 52°25'53" W, 2145.19 FEET TO THE TRUE POINT OF BEGINNING ON THE SOUTH LINE OF SAID NW1/4SE1/4;

THENCE N 89°16'25" W, 909.54 FEET ALONG THE SOUTH LINE OF SAID NW1/4SE1/4 TO A 2-1/2" ALUMINUM CAP STAMPED LS 545, MARKING THE CENTER-SOUTH 1/16 OF SAID SECTION 17;

THENCE N 89°31'16" W, 1315.60 FEET TO A 2-1/2" ALUMINUM CAP STAMPED LS 545, MARKING THE SOUTHWEST 1/16 OF SAID SECTION 17;

THENCE N 01°15'30" W, 898.98 FEET ALONG THE WEST LINE OF SAID NE1/4SW1/4 TO A "CAP";

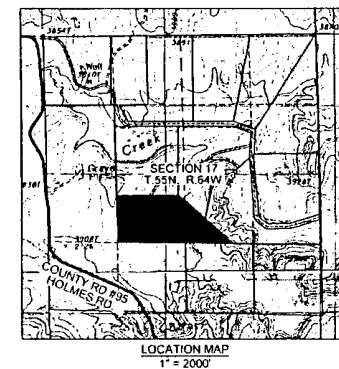
THENCE N 80°00'00" E, 1203.35 FEET TO A "CAP";

THENCE S 48°30'09" E, 689.36 FEET TO A "CAP";

THENCE S 48°30'09" E, 701.08 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.62 ACRES MORE OR LESS.

EACH "CAP" IS A 1-1/2" ALUMINUM CAP STAMPED LS 14275 ATOP A NO.5x24" REBAR.



PREPARED BY: DATE: 7/18/2021 ID: 21673.R11
BEARLIDGE ENGINEERING & SURVEYING

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SHEET 1 OF 2

Exhibit 12

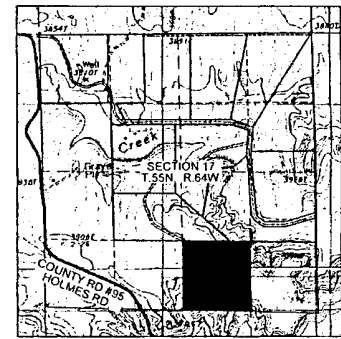
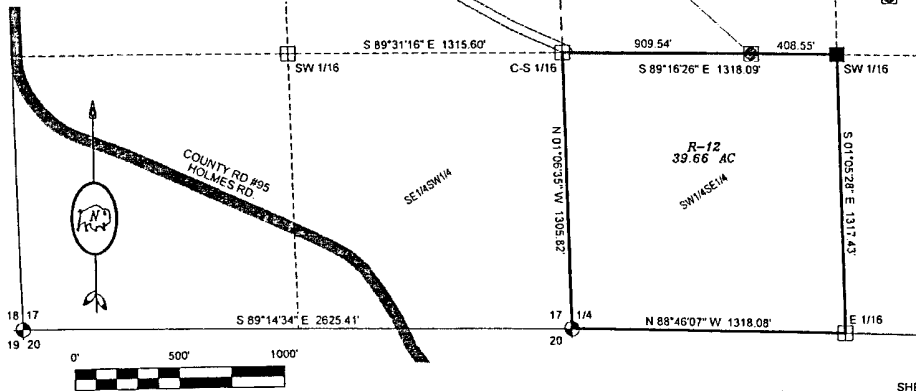


MAP OF SURVEY

WAR BONNET CANYON RANCH
R-12A TRACT OF LAND BEING THE SW1/4SE1/4 OF SECTION 17,
T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING.

LEGEND

- 1-1/2" ALUMINUM CAP STAMPED LS 14275
- U.S.G.L.O. BRASS CAP
- 2-1/2" ALUMINUM CAP STAMPED LS 545
- 1-1/2" ALUMINUM CAP STAMPED LS 545
- TRACT LINE
- OTHER PROPERTY LINES
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT BOUNDARY LINE

LOCATION MAP
1" = 2000'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING

COUNTY OF CROOK

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE 2021 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Matthew Goodson
Surveyor
ID 21673 R12

PREPARED BY DATE 7/20/2021 ID 21673 R12
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633

SHEET 1 OF 2

MAP OF SURVEY

WAR BONNET CANYON RANCH
R-12A TRACT OF LAND BEING THE SW1/4SE1/4 OF SECTION 17,
T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING.

LEGAL DESCRIPTION

WAR BONNET CANYON RANCH, TRACT R-12

A TRACT OF LAND LYING BEING THE SW1/4SE1/4 OF SECTION 17, T.55N., R.64W. OF THE 6TH P.M., CROOK COUNTY, WYOMING. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE 1/4 CORNER BETWEEN SAID SECTION 17 AND SECTION 20, T.55N., R.64W. WHICH BEARS S 89°14'34" E. 2625.41 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 17, THE BASIS OF BEARING FOR THIS DESCRIPTION:

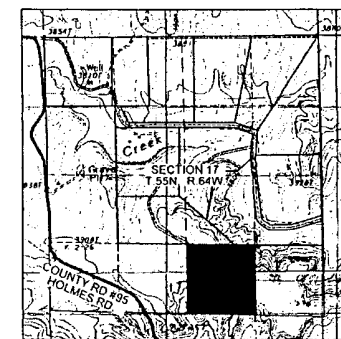
THENCE N 01°05'35" W, 1305.82 FEET TO A 2-1/2" ALUMINUM CAP STAMPED LS 545, MARKING THE CENTER-SOUTH 1/16 OF SAID SECTION 17,

THENCE S 89°16'26" E, 1318.09 FEET TO A 1-1/2" ALUMINUM CAP STAMPED LS 545, MARKING THE SOUTHWEST 1/16 CORNER OF SAID SECTION,

THENCE S 01°05'28" E, 1317.43 FEET TO 2-1/2" ALUMINUM CAP STAMPED LS 545, MARKING THE EAST 1/16 CORNER BETWEEN SAID SECTIONS 17 AND 20;

THENCE N 88°46'07" W, 1318.08 FEET MORE OR LESS TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 39.66 ACRES MORE OR LESS.

LOCATION MAP
1" = 2000'

PREPARED BY DATE 7/20/2021 ID 21673 R12
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SHEET 2 OF 2

Exhibit 13

