

 First American Title™	ALTA Commitment for Title Insurance
Exhibit A	ISSUED BY First American Title Insurance Company 57812

The Land referred to herein below is situated in the County of Sheridan, State of Wyoming, and is described as follows:

All that certain land situated in the State of Wyoming, County of Sheridan, City of Big Horn, described as follows:

A tract of land located in the NW/4 of Section 24, T.54N., R.85W., Sheridan County, Wyoming described as follows:

All that part of the Northwest 1/4 of said Section 24, lying Northerly of the State Secondary Highway more generally described as follows: Beginning at the Northwest corner of said Section; thence South 0°06' East, 1733.76 feet to the North line of said Highway right of way; thence along said right of way North 41°36'44" East, 2097.57 feet to a POINT OF BEGINNING of a curve to the right with a central angle of 12°34'55", a radius of 1179.92 feet and a curve length of 259.11 feet, which cords bears North 47°54'12" East, 258.59 feet; thence leaving said right of way South 89°43' West, 1587.89 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that certain parcel of land as conveyed to Garber Agri-Business, Inc., as contained in Quitclaim Deed recorded November 24, 2009, Book 511, Page 177.

Together with all improvements situate thereon, and together with all of Grantor's right, title and interest in that certain water line easement dated April 12, 1979, and recorded October 30, 1981, in Book 261, Page 187, and covering the following described-land, to-wit:

A strip of land 25 feet in width lying in the NE/4 NE/4 of Section 23, T.54N., R.85W., 6th P.M., and lying 12 1/2 feet on each side of the following-described centerline:

Beginning at a point on the line between Sections 23 and 24, S. 0°07'51" E. from the section corner of Sections 13, 14, 23 and 24 and 764.64 feet distant therefrom, thence N. 83°18'33" W., 30.65 feet to a point, thence N.53°30'32" W., 190.63 feet to a point; thence N. 87°59'49" W., 205.90 feet to a point, said point being the end of the easement.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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