

No. 687080 Photo Book 666 Page 696  
Filed for record 11/29/2023 at 10:02 AM  
Melissa Jones, Crook County Clerk



STATE OF WYOMING )  
 )  
COUNTY OF CROOK )

**TO THE PUBLIC:**

**AMENDED DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
YELLOWSTONE L&R RANCH**

THIS AMENDED DECLARATION is made on the day hereinafter set forth by Yellowstone L&R Ranch, LLC, a South Carolina limited liability company, as the Declarant of the original Covenants filed in Crook County, Wyoming on August 29, 2022 at Book 647 Page 566.

**WITNESSETH:**

WHEREAS, DECLARANT was the owner of certain property located in Crook County, State of Wyoming, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Also Known As: Tracts 1, through 45 of Yellowstone L&R Ranch, Crook County, Wyoming.

AND WHEREAS, per the provisions of Original Declaration of Covenants, Conditions and Restrictions for Yellowstone L&R Ranch, the DECLARANT desires to amend the original Covenants as previously filed.

AND WHEREAS, DECLARANT has, and will continue to convey the said property, subject to these protective covenants, conditions, restrictions, liens, and charges as hereinafter set forth;

NOW THEREFORE, DECLARANT hereby declares that all of the property described herein-above shall be held, sold and conveyed subject to the following easements, covenants, conditions and restrictions which are for the purpose of protecting the value and desirability of the land, and which shall run with the land and be binding on all parties having any rights, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof, and which are intended not to be merely personal.

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## ARTICLE I DEFINITIONS

Section 1: The term "District" shall mean and refer to the Yellowstone L&R Ranch Improvement and Service District or any other district which may be formed by the Declarant or the Owners. All land within the Subdivision shall be land incorporated within the District.

Section 2: The term "Common Elements" shall mean and refer to all roads and easements within the Subdivision as well as any other elements which are utilized in common by all Owners within the Subdivision. All elements which are not utilized in common, or not capable of being utilized in common, by the Owners shall not be considered a Common Element and shall be maintained and repaired at the sole expenses of the individual Owners.

Section 3: The term "Covenants" as used herein, shall mean and refer collectively to the covenants, conditions, restrictions, reservations, easements, liens and charges imposed by or expressed in this DECLARATION.

Section 4: The "Subdivision" shall mean and refer to that certain real property herein before described as the Yellowstone L&R Ranch, and such additions there to as may hereafter be brought within the jurisdiction of these covenants, conditions, and restrictions.

Section 5: The term "Tract" shall mean and refer to any one of the 45 Tracts identified in Exhibit "A" attached hereto.

Section 6: The term "Owner" shall mean and refer to the record owners, whether one or more persons or entities, of a fee simple title to any Tract which is a part of the Subdivision, including contract sellers, but excluding those having such interest merely as security for the performance of obligation. While nothing herein shall limit the ability of an Owner to rent an Owner's Tract to residential tenants, such tenants shall not be considered "Owners" under the terms of this Declaration.

## ARTICLE II NATURE AND PURPOSE OF COVENANTS

The Subdivision as described above shall be made up of forty-five (45) Tracts of varying sizes (herein collectively the "Tracts" or singularly the "Tract"). The covenants set forth in this DECLARATION constitute a general scheme for the development, protection and maintenance of the property to enhance the value, desirability and attractiveness of the Tracts for the benefit of all Owners and Tracts therein. These covenants are imposed upon DECLARANT, and upon the Owners of all Tracts, and upon any District or its equivalent. Said covenants are for the benefit of all Tracts and shall bind the Owners of all such Tracts. Such covenants shall be a burden upon and a benefit not only to the original Owner of each Tract, but also his heirs, successors and assigns.



### ARTICLE III ACCEPTANCE OF COVENANTS

Each Owner, as grantee in any deed or conveyance of an ownership interest, is and shall be subject to this Declaration by acceptance of a deed or other instrument conveying title, or the execution of a contract for purchase. Every Owner shall be deemed to have accepted this Declaration and each and all of the covenants and the agreements herein contained, and also the jurisdiction, rights and powers of the District. By such acceptance, each Owner has and shall continue to, for himself, his heirs, personal representatives, successors and assigns covenant, consent and agree to and with the District and to and with the grantees and subsequent Owners of each of the Lots within the Subdivision to keep, observe, comply with and perform the covenants and agreements of this Declaration.

Every person who becomes the legal or equitable owner of any Tract in the Subdivision by any means, is by the act of acquiring such title or by the act of contracting to acquire such title, obligated to pay any assessments and charges that the District shall make in accordance with this Declaration and applicable Wyoming law.

Any funds received by the District shall be used exclusively for the purposes established by the District.

### ARTICLE IV USE AND RESTRICTIONS

#### Section 1: CONSTRUCTION

All home construction shall be new stick built, log homes or modular homes which are built or placed on a permanent foundation. No mobile homes or trailer houses are allowed. All modular homes shall meet applicable Uniform Building Code specifications. For modular homes, a permanent foundation shall mean a concrete foundation. No structure shall have rolled roofing or tar-paper exterior. No more than one single family residence shall be allowed on a tract. A single family residence may be a barndominium or a shop home design as defined below. In addition to a primary residence one guest house is allowed. Additional outbuildings are allowed, such as garages, shops and barns, but in no event shall the total number of buildings on a tract exceed five (5).

All homes shall have a minimum fully enclosed finished living area devoted to living purposes, exclusive of porches, terraces and garage, of 1,200 square feet. All construction, including utilities, shall meet the building codes for Crook County, Wyoming on the date of commencement of construction.

A barndominium is defined as an open concept wood or steel building which combines the characteristics and appearance of a barn but contains a residential living space or living quarters inside. A shop home is defined as an open concept wood or steel building which contains



a shop or "work space" in addition to a residential living space or living quarters inside. All barndominiums and shop homes must be no less than 1200 square feet on the main floor and may contain two levels. There is no minimum size for the living space inside the structure but said space must include modern plumbing, electrical and a kitchen upon completion. All barndominiums and shop homes must be stick built or steel structures on concrete foundations. Dirt or gravel floors are not allowed. No pole barns or pole style buildings are allowed as barndominiums or shop homes.

All construction on any structure shall be completed within twenty-four (24) months of groundbreaking, except that an additional six (6) months may be allowed to complete construction in circumstances where additional time is required and the homeowner is making reasonable efforts at completion.

#### Section 2: TEMPORARY AND GUEST QUARTERS

With the exception of an RV, motor home or travel trailer, no structure of a temporary character, such as a basement, tent, shack, garage or other type of temporary structure or enclosure shall be used on any Tract at any time as a residence, either temporarily or permanently. However, a Tract Owner or Tract Owner's guest may reside in an RV, motor home or travel trailer on a Tract for up to 180 days in any calendar year.

#### Section 3: COMMERCIAL USE

Each Tract is to be improved and utilized by the Owner primarily for private residential purposes as set forth herein, except that bed and breakfast facilities and vacation rentals by owners are specifically allowed. Each tract may also be used for agricultural purpose as set forth herein. Except as otherwise set forth in this Section 3, no part of any Tract shall be used for any manufacturing, mercantile storing, vending or any other commercial business or other non-residential purpose including, but not limited to stores, shops, repair shops, storage (of any kind) or repair garage, pipe yard, oil field business, methane business or construction yard, other than a business conducted exclusively on the internet. No outdoor storage of commercial vehicles or trailers, vehicle collections of any kind, non-operable vehicles, or unregistered / unlicensed vehicles or trailers shall be allowed. Vehicles and trailers which are used for agricultural purposes are exempt from the foregoing restrictions provided that such vehicles and trailers are immediately capable of operation.

#### Section 4: HUNTING

Hunting shall be allowed on the Tract provided such hunting does not cause, or threaten to cause, any harm to any Owner and further provided that such hunting is done in accordance with all applicable State and local laws. No hunting by the general public shall be allowed on any Tract.



#### Section 5: SEWAGE

All septic tanks or other sewage disposal systems must be designed, located, permitted and constructed in accordance with regulations, requirements, standards and recommendations of the Wyoming Department of Environmental Quality and in compliance with the regulation of Crook County, Wyoming.

#### Section 6: RUBBISH AND TRASH COLLECTION

No Tract shall be used or maintained as a dumping ground for rubbish. All rubbish, trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. All refuse containers, storage area, machinery and equipment and vehicles shall be maintained in a clean and sanitary manner and secured so trash may not be blown or scattered in any manner. Each Tract Owner shall be responsible for arranging private pickup and removal of rubbish, trash and garbage at least once every two (2) weeks. All rubbish, trash and garbage collection bins and containers may only be stationed on the owner's land. No rubbish, trash or garbage collection bins may be stationed at the entrance to the subdivision or on any common easement roads.

#### Section 7: MINIMUM ACREAGE AND ACCESS EASEMENTS

No Owner may further subdivide any Tract to less than thirty-five (35) acres, either by formal subdivision or by sale of a Tract. No Owner shall grant an easement for access or allow access across his/her Tract to any adjoining properties that are not part of the Subdivision. No Owner shall erect a fence or gate across any common easement roads.

#### Section 8: ANIMALS

Horses, chickens and domestic pets are permitted within each Tract, and shall be confined upon the Owner's property. All animals shall be properly taken care of and maintained in a healthy and sanitary environment. In addition to horses and chickens, grazing animals are permitted on all Tracts.

#### Section 9: OFFENSIVE ACTIVITY

No noxious activity shall be permitted on any Tract which is a nuisance to adjoining Tracts or which could foreseeably become a nuisance to adjoining Tracts. Overgrazing, or using the property in such a manner that creates or permits erosion or other waste, shall be considered a nuisance.

#### Section 10: AESTHETIC MAINTENANCE AND WEED CONTROL

All Tracts shall be maintained and kept in good repair so as to not detract from the aesthetics and general appearance of the surrounding land. Any condition considered a nuisance



or an eyesore by the Board of Directors of the District, or its equivalent, must be corrected within thirty (30) days of the Tract Owner's receipt of written notification of the same.

Noxious weeds and all other weeds shall be controlled on all tracts in a manner to prevent seeding and the spread of said weeds. Weeds may be controlled by spraying, mechanical means or alternative methods so long as such is effective and the presence of weeds is minimal. Highly invasive weeds (such as leafy spurge and knapweed) shall be eradicated by aggressive treatment. Tract owners shall cooperate with the District in weed control and contribute pro-rata to their share of spraying costs as done for the entire subdivision. The total assessment for weed control shall not exceed Three Hundred Fifty Dollars (\$350) per year. Additional weed control shall be done by each tract owner as needed to keep the premises reasonably free of weeds.

#### ARTICLE V COMMON ELEMENTS

All maintenance and repairs to the Common Elements, including all snow removal on all common roads through the Tracts, shall be the joint responsibility of all Tract Owners and shall be paid for equally by all such Tract Owners. The initial annual assessment for maintenance and repairs of the Common Elements shall be the sum of One Thousand Dollars (\$1,000.00) per year (the "Annual Assessment"), prorated through the end of the year in which any Tract is purchased. The Annual Assessment shall be payable by all Owners immediately upon purchase of any Tract, and annually thereafter, and shall be payable to the Declarant who shall hold such assessments for the benefit of the District until such time as the District has been fully formed. At such time as the District is fully formed, the Declarant shall remit all such assessments to the District for use in accordance with District Bylaws.

The Owners, acting by and through a simple majority, or through the Board of Directors of the District, shall be responsible for establishing Annual Assessments for the maintenance and repair of the Common Elements. The due date for all such assessments shall be established by a simple majority of the Owners if no District has been formed, or by the Board of Directors of the District after its formation.

The amount of all delinquent assessments plus interest thereon and any expenses reasonably incurred in collecting and/or enforcing such assessments, including reasonable attorney's fees, shall be and become a lien upon each Tract so assessed which shall attach to the Tract as of the time the remaining Owners or the District causes to be recorded in the office of the County Clerk of Crook County, Wyoming, a Notice of Assessment Lien, which shall state:

- a. The amount of any delinquent assessment and such related charges as may be authorized by this Declaration, or as may be assessed by the Tract Owners or the District.
- b. The name of the Owner of record or reputed Owner of the Tract.
- c. A legal description of the Tract against which the lien has been assessed.



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Any such assessment lien shall be executed, before a notary public, by a majority of the remaining Tract Owners or by the President of the District. The Owners and the District shall each have the right to enforce any such lien in like manner as mortgages on real property. In any such foreclosure action, the Owner shall be liable for and required to pay all the costs and expenses of such proceedings, together with all reasonable attorney's fees incurred in connection with such foreclosure and collection of all such unpaid amounts.

All unpaid assessments shall accrue interest at the rate of 18% per annum, which interest shall commence as of its due date and shall continue until the entire assessment, plus all accrued interest is paid in full. All payments of any sums shall be applied first to accrued interest and then to any remaining principal.

## **ARTICLE VI GENERAL PROVISIONS**

### Section 1: COVENANTS RUN WITH LAND

These Covenants run with the land and are binding upon all Tract Owners, their heirs, successors and assigns.

### Section 2: AMENDMENT

For three (3) years following the original filing of these Covenants (August 29, 2022), these Covenants may be amended only by the Declarant. Thereafter, these Covenants may be amended only by a vote of seventy-five percent (75%) or more of the Tract Owners.

### Section 3: ENFORCEMENT

Any individual Tract Owner, and the District, shall each have the right to enforce, by any proceeding or law or equity, all covenants now or hereinafter imposed by the provisions of this Declaration. Failure by the District or any Tract Owner to enforce any covenant herein contained shall in no event be deemed a waiver of right to do so thereafter. Such failure shall not prevent the District or Tract Owner from enforcing any subsequent covenant violation.

### Section 4: ATTORNEY FEES

Any expense reasonably incurred in collecting and/or enforcing any of the above covenants, which shall include reasonable attorney's fees by the other Tract Owners or Improvement and Service District or its equivalent shall be paid by the Tract Owner against whom the covenants have been successfully enforced. If the Tract Owner is the successful party to any such enforcement action, such Tract Owner shall be entitled to recover its reasonable attorney's fees and costs incurred in defending the action.

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Section 5: SEVERABILITY

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provisions which shall remain in full force and effect.

Section 6: WAIVER OF JURY TRIAL

The Declarant and each Tract Owner do hereby irrevocably waive any and all right to trial by jury of any claim or cause of action in any proceeding arising out of or related to this Declaration or any transactions or events contemplated hereby or any course of conduct, course of dealing, statements (whether verbal or written) or actions of any party. The Declarant and Tract Owners each agree that any and all such claims and causes of action shall be tried by the court without a jury. Each further waives any right to seek to consolidate any such proceeding in which a jury trial has been waived with any other proceeding in which a jury trial cannot or has not been waived. Each further agrees that this provision shall not merge with any deed or conveyance which may be granted from Declarant to the Tract Owner.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, have hereunto set his hand this 28 day of November, 2023.

**DECLARANT:**

**YELLOWSTONE L&R RANCH, LLC,  
a South Carolina  
Limited Liability Company**

BY: Les Lindskov

Its: Les Lindskov  
Managing Member



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STATE OF South Dakota  
) ss.  
COUNTY OF Pennington

Subscribed, sworn and acknowledged before me by Les Lindskov,  
Managing Member of Yellowstone L&R Ranch, LLC, a South Carolina limited liability  
company, this 28 day of November, 2023.

WITNESS my hand and official seal.

Marci L Huether  
Notary Public

My commission expires: **My Commission Expires  
December 23, 2028**




**BEARLODGE ENGINEERING & SURVEYING**

CONSULTING ENGINEERS & LAND SURVEYORS  
P.O. BOX 130, 429 CLEVELAND ST.  
SUNDANCE, WY 82729



THE FOLLOWING LEGAL DESCRIPTION IS EXCERPTED FROM A MAP OF SURVEY DONE BY BEARLODGE ENGINEERING AND SURVEYING.

WE HAVE NO CONTROL OVER EDITS TO THIS ELECTRONIC DATA ONCE IT IS OUT OF OUR HANDS, SO IT IS INCUMBENT ON YOU TO VERIFY THE CONTENT AGAINST THE SIGNED MAP OF SURVEY PRIOR TO PUBLISHING IN YOUR OWN DOCUMENTS.

EXHIBIT "A"

CERTIFICATE OF DEDICATION

YELLOWSTONE L&R RANCH

LYING IN ALL OF SECTION 10, THE S1/2S1/2 OF SECTION 11, THE SW1/4 OF SECTION 12, THE W1/2 AND THE W1/2NE1/4 OF SECTION 13, ALL OF SECTION 14 AND ALL OF SECTION 15, T.55N., R.65W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 15, WHICH BEARS S 80°13'35" W, 2552.58 FEET FROM A U.S.G.L.O. BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 15, THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION;

THENCE N 06°11'03" W, 2667.00 FEET ALONG THE WEST LINE OF SAID SECTION 15 TO A U.S.G.L.O. BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 15;

THENCE N 05°02'15" W, 2673.71 FEET ALONG THE WEST LINE OF SAID SECTION 15 TO A U.S.G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE N 02°14'12" E, 2653.92 FEET ALONG THE WEST LINE OF SAID SECTION 10 TO A U.S.G.L.O. BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 10;

THENCE N 02°24'40" E, 2673.68 FEET ALONG THE WEST LINE OF SAID SECTION 10 TO A U.S.G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE N 80°00'17" E, 2547.14 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A U.S.G.L.O. BRASS CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 10;

THENCE N 79°17'00" E, 2558.28 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A U.S.G.L.O. BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE S 00°38'41" W, 2808.76 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A U.S.G.L.O. BRASS CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 10;

THENCE S 00°33'01" W, 1310.19 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A 2-1/2" ALUMINUM CAP STAMPED LS 645 MARKING THE SOUTH 1/16TH CORNER BETWEEN SAID SECTIONS 10 AND 11;

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THENCE S 89°23'41" E, 2660.02 FEET TO A 2-1/2" ALUMINUM CAP STAMPED LS 545 MARKING THE CENTER-SOUTH 1/16TH CORNER OF SAID SECTION 11;

THENCE S 89°28'17" E, 2652.77 FEET TO A 2-1/2" ALUMINUM CAP STAMPED LS 545 MARKING THE SOUTH 1/16TH CORNER BETWEEN SAID SECTIONS 11 AND 12;

THENCE S 69°21'38" E, 413.22 FEET ALONG THE SOUTH LINE OF A TRACT OF LAND FILED IN BOOK 643, PAGE 126 IN THE OFFICE OF THE CROOK COUNTY CLERK TO A 1-1/2" ALUMINUM CAP STAMPED LS 18889;

THENCE N 34°14'16" E, 76.36 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A 1-1/2" ALUMINUM CAP STAMPED LS 18889;

THENCE N 47°53'28" E, 144.98 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A 1-1/2" ALUMINUM CAP STAMPED LS 18889;

THENCE N 68°14'45" E, 163.96 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A 1-1/2" ALUMINUM CAP STAMPED LS 18889;

THENCE N 79°37'20" E, 348.14 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A 1-1/2" ALUMINUM CAP STAMPED LS 18889;

THENCE N 75°26'04" E, 274.56 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A 1-1/2" ALUMINUM CAP STAMPED LS 18889;

THENCE N 67°10'28" E, 227.67 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A 1-1/2" ALUMINUM CAP STAMPED LS 18889;

THENCE N 70°06'45" E, 238.58 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A 1-1/2" ALUMINUM CAP STAMPED LS 18889 ON THE WESTERLY RIGHT OF WAY OF WYOMING STATE HIGHWAY NO. 112;

THENCE S 23°17'51" E, 2073.72 FEET ALONG SAID RIGHT OF WAY LINE TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "407+00, 75 LT, JOG";

THENCE S 87°25'09" W, 25.01 FEET ALONG SAID RIGHT OF WAY LINE AND JOG TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "407+00, 100 LT, JOG";

THENCE S 23°25'35" E, 236.67 FEET ALONG SAID RIGHT OF WAY LINE TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "404+81.7, 100 LT, PC" BEING THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 2181.83 FEET;

THENCE 631.96 FEET ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT, WITH A CHORD BEARING OF S 15°17'23" E, WITH A CHORD LENGTH OF 629.77 FEET TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "398+00, 100 LT, JOG";

THENCE S 81°37'18" W, 102.66 FEET ALONG SAID RIGHT OF WAY LINE TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "398+00, 200 LT, JOG" BEING THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 2091.83 FEET;

THENCE 820.17 FEET ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT, WITH A CHORD BEARING OF S 04°30'53" W, WITH A CHORD LENGTH OF 814.92 FEET TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "389+00, 200 LT, JOG";

THENCE S 73°50'04" E, 75.15 FEET ALONG SAID RIGHT OF WAY LINE AND JOG TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "389+00, 125 LT, JOG" BEING THE BEGINNING OF A

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CURVE TO THE RIGHT WITH A RADIUS OF 2166.83 FEET;

THENCE 675.45 FEET ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT, WITH A CHORD BEARING OF S 24°45'39" W, WITH A CHORD LENGTH OF 672.71 FEET TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "381+85.7, 125 LT, PC";

THENCE S 33°37'53" W, 1154.36 FEET ALONG SAID RIGHT OF WAY LINE TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "370+35.38 AH, 370+42.98 BK, 125 LT, PC" BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 943.51 FEET;

THENCE 925.84 FEET ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT, WITH A CHORD BEARING OF S 05°11'28" W, WITH A CHORD LENGTH OF 889.14 FEET TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "362+33.42, 125 LT, PC";

THENCE S 22°57'09" E, 233.15 FEET ALONG SAID RIGHT OF WAY LINE TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "360+00, 125 LT, JOG";

THENCE S 66°58'53" W, 85.13 FEET ALONG SAID RIGHT OF WAY LINE AND JOG TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "350+00, 210 LT, JOG";

THENCE S 22°55'59" E, 521.03 FEET ALONG SAID RIGHT OF WAY LINE TO A W.Y.D.O.T. RIGHT OF WAY MONUMENT STAMPED "354+78.98 AH, 354+88.47 BK, 210 LT, PT" BEING THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 618.51 FEET;

THENCE 281.83 FEET ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT, WITH A CHORD BEARING OF S 10°18'58" E, WITH A CHORD LENGTH OF 279.40 FEET TO A 2" BLANK ALUMINUM CAP ON THE SOUTH LINE OF SAID SECTION 13;

THENCE S 88°30'29" W, 544.21 FEET ALONG THE SOUTH LINE OF SAID SECTION 13 TO A 2" BLANK ALUMINUM CAP MARKING THE WEST 1/16TH CORNER BETWEEN SAID SECTION 13 AND SECTION 24, T.55N., R.65W.;

THENCE S 88°31'47" W, 1291.47 FEET ALONG SAID SOUTH LINE OF SECTION 13 TO A U.S.G.L.O. BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE S 89°42'57" W, 2471.51 FEET TO A U.S.G.L.O. BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 14;

THENCE S 89°31'01" W, 2652.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 14 TO A U.S.G.L.O. BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE S 80°58'04" W, 2654.78 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 TO A U.S.G.L.O. BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 15;

THENCE S 80°13'35" W, 2552.58 FEET MORE OR LESS ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THESE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 2408.60 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED THE TRACTS AND EASEMENTS OF YELLOWSTONE L & R RANCH, HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.



TRIPLE P PARTNERS LLC  
1820 RESERVE ST  
SPEARFISH SD 57783

DATE: 11/30/23

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Notice of Financial Information Due

LINE NUMBER: 113605

In conducting a monthly review of your loan file, we need to update your financial information. Please send us your current Income Tax Return (or a copy of extension filed) at your earliest convenience. This information is necessary both to assure our continued high level of service to you, and for us to comply with bank and FDIC regulations. If you have any questions, please feel free to contact your loan officer at (307) 283-1074

Thank you in advance for your prompt attention to this matter.

*PAT DONAHUE*

BOX 950 • SUNDANCE, WYOMING 82729 • (307) 283-1074

MEMBER FDIC