

After recording, return to:
Crowley Fleck PLLP
Attn: James Mowry
101 West Brundage Street
Sheridan, WY 82801

WARRANTY DEED

Robby Barker Smith whose address is 1025 Kroe Lane, Sheridan, Wyoming, 82801, and **Russell W. Bessette and Teresa M. Bessette, as Co-Trustees of the Bessette Family Trust dated February 17, 2015**, of 606 Calypso Street, Billings, Montana, 59106 ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to **Sheridan Grand Central LLC** whose address is PO Box 6106, Sheridan, Wyoming, 82801 ("Grantee"), all of Grantors' interest in the following real estate situate in County of Sheridan, State of Wyoming:

646 E. 5th Street, Sheridan, Wyoming, more particularly described as:

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, and in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 56 North, Range 84 West of the 6th P.M. described as follows:

Beginning at a point on the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, 729.3 feet East of the Southwest corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, thence North 1517 feet to the South line of Fifth Avenue of the West View Addition to the city of Sheridan, Wyoming, thence East along the South line of said Fifth Avenue, a distance of 283.5 feet, thence South a distance of 1517 feet to the South line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, thence West a distance of 283 feet to the point of beginning; and

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the South line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, said point being 470.2 feet East of the Southwest corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 377 feet to a point, thence East 259.1 feet to a point, thence South 377 feet to a point on the South line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, and thence West 259.1 feet to the point of beginning.

TOGETHER WITH all improvement, hereditaments and appurtenances thereunto belonging to or appertaining thereto; and,

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 24th day of July 2020.

GRANTOR:

Robby Barker Smith
Robby Barker Smith

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)


The foregoing instrument was acknowledged before me this 24th day of July, 2020, by **Robby Barker Smith**.

Witness my hand and official seal.

Jennifer Schulenberg
Notary Public

My Commission Expires: Jan. 31, 2024




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FEES: \$18.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GRANTOR:

Besette Family Trust dated February 17, 2015

Russell W. Besette

By: Russell W. Besette

Its: Co-Trustee

Teresa M. Besette

By: Teresa M. Besette

Its: Co-Trustee

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 24th day of July, 2020, by Russell W. Besette and Teresa M. Besette, Co-Trustees of the Besette Family Trust dated February 17, 2015.

Witness my hand and official seal.

Jennifer Schuler
Notary Public

My Commission Expires: Jan. 31, 2024



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FEES: \$18.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2020-760504 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801