

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.

See attached
new surveyed
legal

DATED this 24th day of July 2020.

GRANTOR:

Robby Barker Smith
Robby Barker Smith

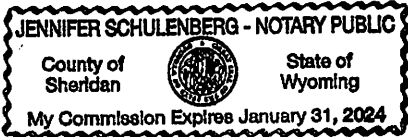
STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)


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

Witness my hand and official seal.

Jennifer Schulerberg
Notary Public

My Commission Expires: Jan. 31, 2024




2020-760504 7/27/2020 4:34 PM PAGE: 2 OF 3
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 Schulenberg
Notary Public

My Commission Expires: Jan. 31, 2024



2020-760504 7/27/2020 4:34 PM PAGE: 3 OF 3
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

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



2020-760505 7/27/2020 4:35 PM PAGE: 1 OF 5
FEES: \$24.00 SM QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and Other Valuable Considerations to the undersigned Grantors, **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, hereinafter referred to as "Grantors", in hand paid by **Sheridan Grand Central LLC** whose address is PO Box 6106, Sheridan, Wyoming, 82801, hereinafter referred to as "Grantee", the receipt whereof is hereby acknowledged, does remise, release, and forever quitclaim unto the said Grantee all (100%) of Grantors' right, title and interest in and to the following described lands situated in Sheridan County, Wyoming.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD, the conveyed interest unto Grantee, its heirs, successors and assigns forever. Neither Grantors nor Grantors' heirs, successors, or assignees will have claim, or demand any right or title to the conveyed interest or any part thereof.

This Quitclaim Deed in made in order to convey all land situated within the attached legal description, lying north of the south line as described, which is monumented and generally follows an existing fence line.

WITNESS our hand this 24 of July, 2020.

GRANTOR:


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.


Notary Public

My Commission Expires: 5-13-22



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.

[Signature]
Notary Public

My Commission Expires: 5-13-22



2020-760505 7/27/2020 4:35 PM PAGE: 2 OF 5
FEES: \$24.00 SM QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION EXHIBIT "A"

Record Owners: *Robby Barker Smith, Russell W. Bessette & Teresa M. Bessette, Co-Trustees*

April 8, 2016

Re: QUITCLAIM

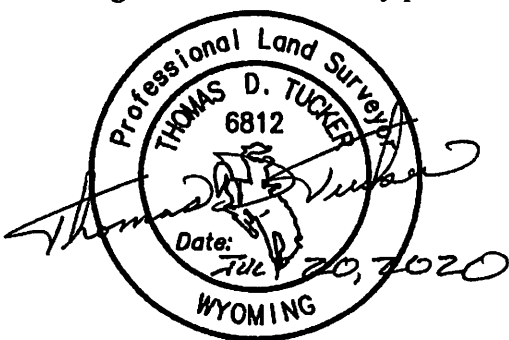
A strip of land situated in the SE¼NW¼ of Section 26, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, lying west of a tract of land described in Book 219 of Deeds, Page 240, east of a tract of land described in Book 514 of Deeds, Page 629 and north of a tract of land described in Book 152 of Deeds, Page 118; the south line of said strip being more particularly described as follows:

Commencing at the north quarter corner of said Section 26 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S30°26'48"W, 1591.76 feet to the **POINT OF BEGINNING** of said strip, said point being the southeast corner of said tract described in Book 514 of Deeds, Page 629 and lying on the north line of said tract described in Book 152 of Deeds, Page 118 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°02'47"E, 259.10 feet along said south line of said strip being the north line of said tract described in Book 152 of Deeds, Page 118 and the south line of a tract of land described in Book 361 of Deeds, Page 291 to a point, said point being the southeast corner of said tract described in Book 361 of Deeds, Page 291 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°02'47"E, 284.36 feet along said south line of said strip being the north line of said tract described in Book 152 of Deeds, Page 118 and the south line of a tract of land described in Book 204 of Deeds, Page 381 to the **POINT OF TERMINUS** of said strip, said point lying on the west line of said tract described in Book 219 of Deeds, Page 240 (Monumented with a 2" Aluminum Cap per PLS 6812) and being S10°55'44"W, 1388.39 feet from said north quarter corner of Section 26.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

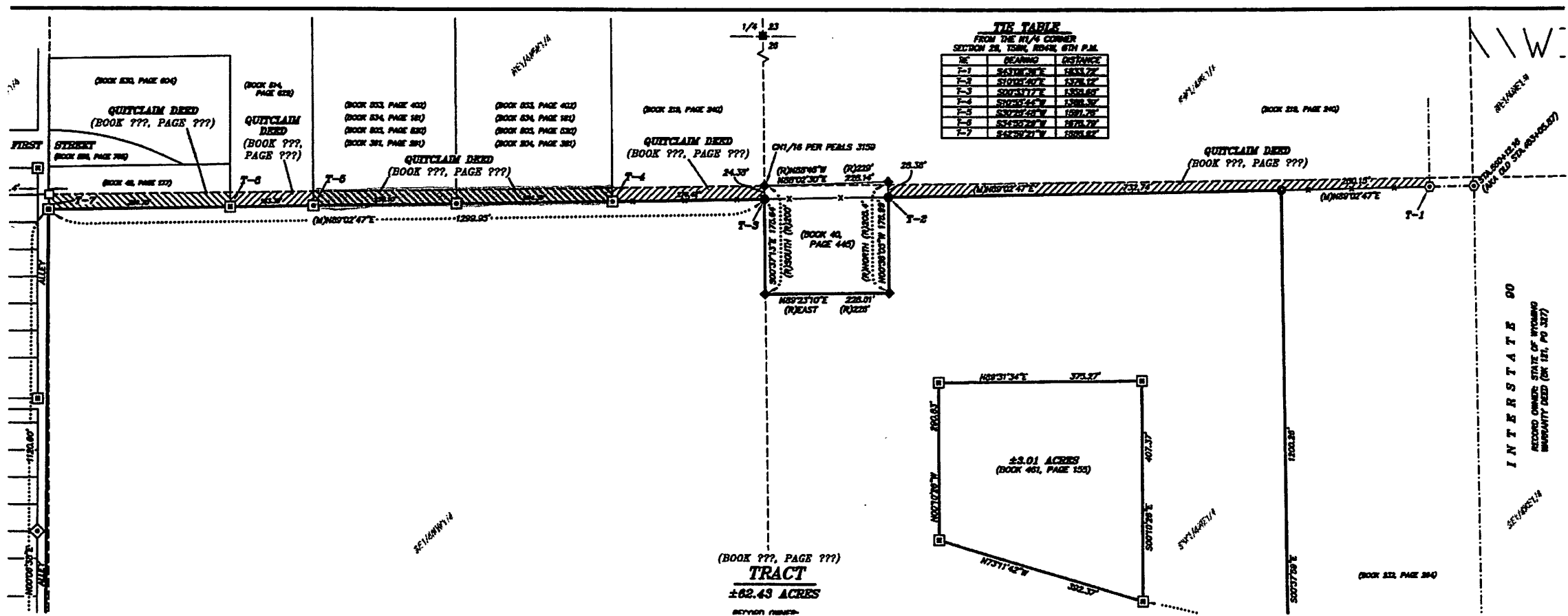
I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



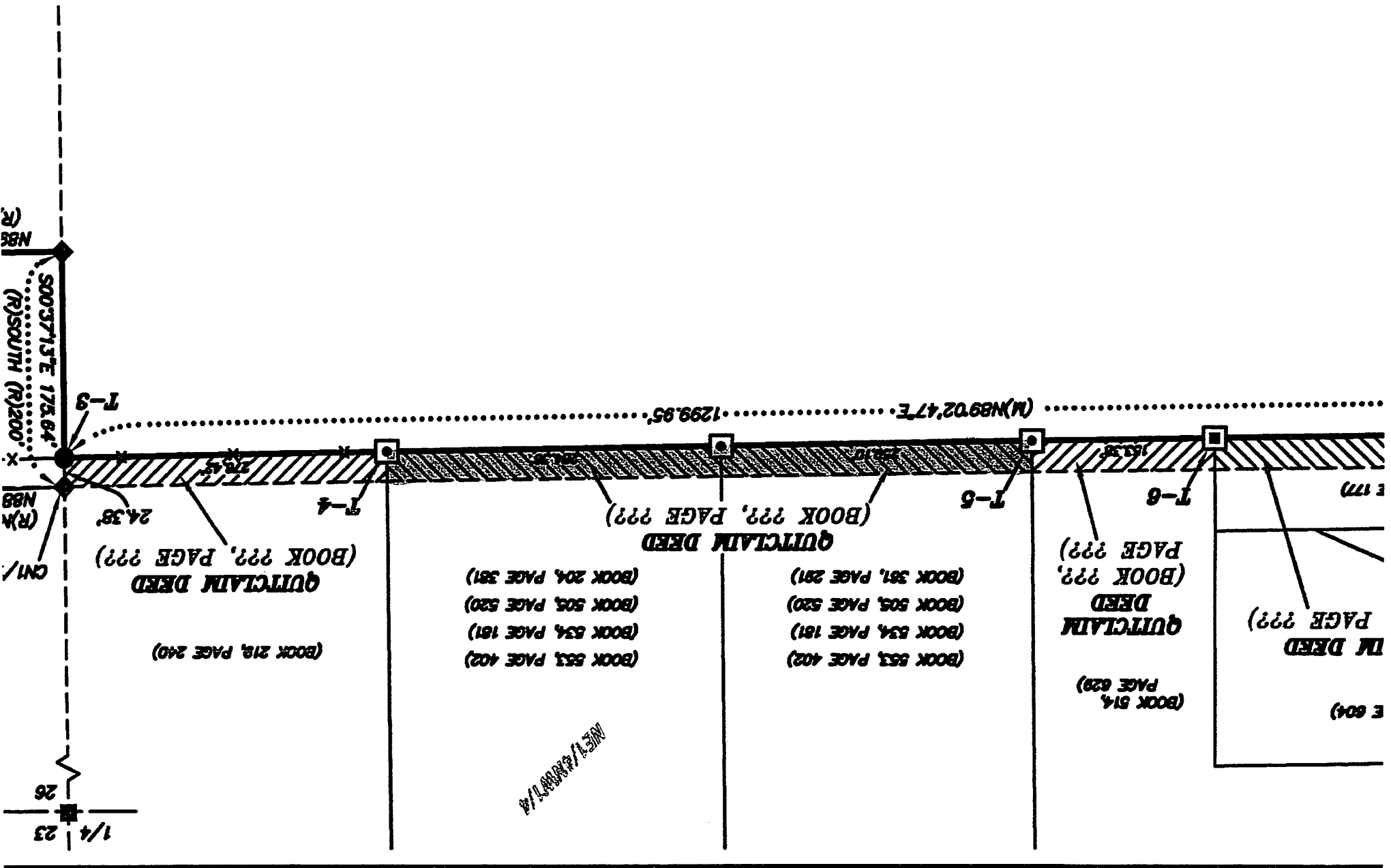
Modification in any way of the above or foregoing legal description terminates liability of surveyor.



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FEES: \$24.00 SM QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



2020-760505 7/27/2020 4:35 PM PAGE: 5 OF 5
FEES: \$24.00 SM QUITCLAIM DEED
DA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



NO. 2020-760505 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801



2021-766259 2/9/2021 2:08 PM PAGE: 2 OF 2
 FEES: \$15.00 IH ORDINANCE
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

REZONE EXHIBIT

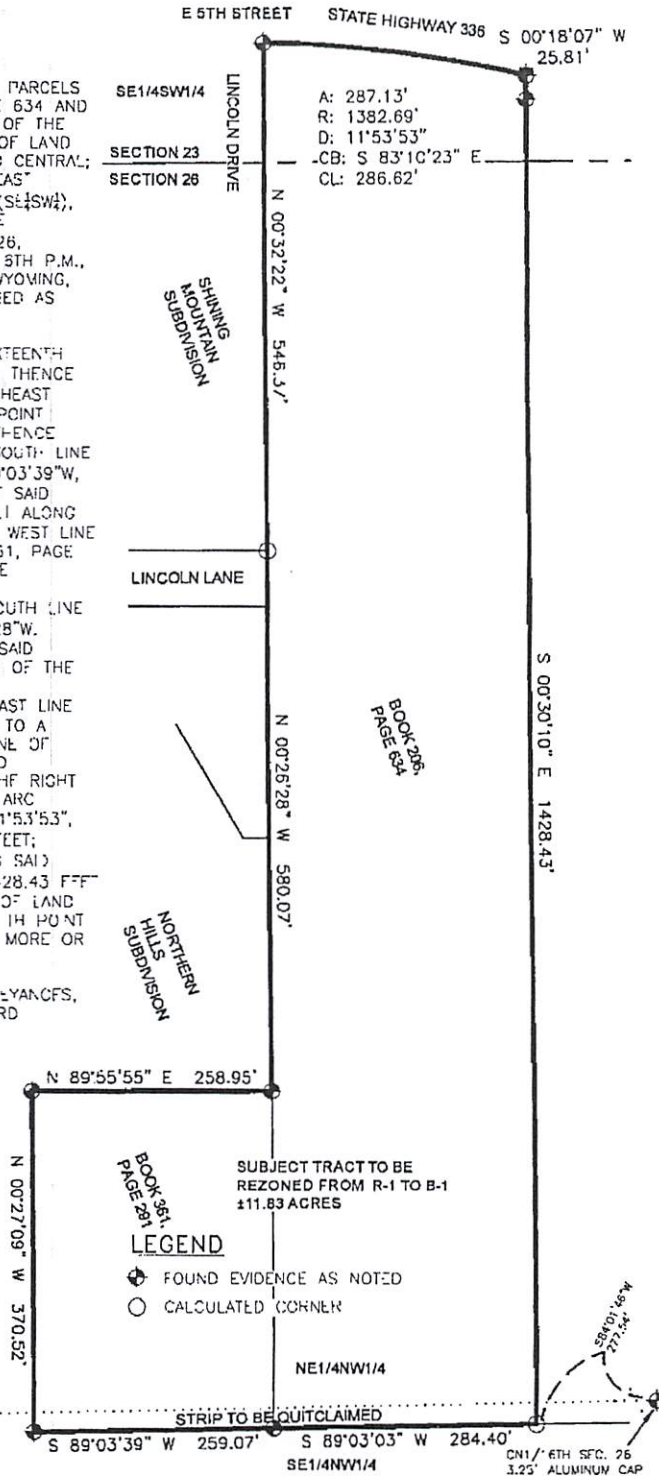
OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 23 AND THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

LEGAL DESCRIPTION

A TRACT OF LAND BEING TWO SEPARATE PARCELS OF LAND DESCRIBED IN BOOK 206 PAGE 634 AND BOOK 361, PAGE 291 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK AND A STRIP OF LAND TO BE QUITCLAIMED TO SHERIDAN GRAND CENTRAL, SUBJECT TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), SECTION 23 AND THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4), SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-NORTH SIXTEENTH (CN1/16) CORNER OF SAID SECTION 26, THENCE S84°01'46"W, 277.54 FEET TO THE SOUTHEAST CORNER OF SAID STRIP OF LAND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°03'03"W, 284.40 FEET ALONG THE SOUTH LINE OF SAID STRIP; THENCE CONTINUING S89°03'39"W, 259.07 FEET ALONG THE SOUTH LINE OF SAID STRIP; THENCE N00°27'09"W, 370.52 FEET ALONG THE WEST LINE OF SAID STRIP AND THE WEST LINE OF SAID PARCEL DESCRIBED IN BOOK 361, PAGE 291 TO THE SOUTHWEST CORNER OF THE NORTHERN HILLS SUBDIVISION; THENCE N89°55'55"E 258.95 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE N00°26'28"W, 580.07 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF THE SHINING MOUNTAIN SUBDIVISION; THENCE N00°32'22"E, 546.37 FEET ALONG THE EAST LINE OF SAID SHINING MOUNTAIN SUBDIVISION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 336; THENCE ALONG SAID RIGHT-OF-WAY THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1382.69 FEET, AN ARC LENGTH OF 287.13 FEET, A DELTA OF 11°53'53", AND A CHORD OF S83°10'23"E 286.62 FEET; THENCE S00°18'07"W, 25.81 FEET ALONG SAID RIGHT-OF-WAY; THENCE S00°30'10"E, 1428.43 FEET ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 206, PAGE 634 TO THE POINT OF BEGINNING CONTAINING 11.83 ACRES MORE OR LESS.

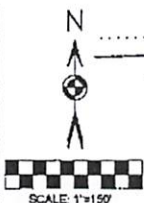
SUBJECT TO PRIOR RESERVATIONS, CONVEYANCES, COVENANTS AND RESTRICTIONS OF RECORD



LEGEND

- ◆ FOUND EVIDENCE AS NOTED
- CALCULATED CORNER

Combined Legal



BASE OF MEASUREMENTS
 AND US STATE PLANE,
 NAD 83, WYOMING FAST
 CENTRAL ZONE
 DISTANCES ARE GROUND
 (US SURVEY FEET)
 PAF 1.000235



Making every shot count

FOR: SHERIDAN GRAND CENTRAL LLC
 SHERIDAN, WY

DATE: 8/10/20

Prepared by Cannon Consulting LLC (307) 762-0109