

WARRANTY DEED

SBC Development, Limited Liability Company, a Wyoming limited liability company, grantor, of Sheridan County, State of Wyoming, CONVEYS and WARRANTS to Mathew S. Bestram and Chelsea E. Bestram, husband and wife, as tenants by the entireties with full rights of survivorship, grantees, the following described real estate, to-wit:

Lot 22, Cottonwood Point Subdivision, a subdivision in Sheridan County, Wyoming as recorded April 23, 2009 in Book C of Plats, Page 73.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

This conveyance is made subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Grantor makes this conveyance for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged.

Grantees' address is 1017 E College, Sheridan, WY 82801, Sheridan, Wyoming 82801.

WITNESS my hand this 4th day of Sept 2009.

SBC Development, Limited Liability Company

By: Brent M. Caldwell, Partner

STATE OF WYOMING)

COUNTY OF Sheridan) SS

Brent M. Caldwell acknowledged this instrument before me on Sept 4, 2009 as [office or position held] of SBC Development, Limited Liability Company, a Wyoming limited liability company.

(Seal, if any)



[My Commission Expires]

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