



WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **Sheridan County School District No. 2, State of Wyoming f/k/a School District No. 7** (referred to as "Grantor"), conveys and warrants to **JFL Land Company, A Limited Liability Company**, whose address is 12 Whitetail Lane, Sheridan, WY 82801, the following described real property situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lots 1-14, Block One and Lots 1-14, Block Two, Highland Park Second Addition to the City of Sheridan, Sheridan County, Wyoming.

AND

That portion of the following described real estate situate in the City of Sheridan, Sheridan County, Wyoming; all of vacated Idaho Avenue between the South line of Burton Street and the North line of Avon Street; and all of the vacated East-West alley dividing Blocks 1 and 2 between the West boundary line of Highland Avenue and the East boundary line of Jackson Avenue; said street, alley and blocks are in the Highland Park Second Addition to the City of Sheridan.

EXCEPTING THEREFROM that certain parcel conveyed to The City of Sheridan, A Municipal Corporation as contained in Quitclaim Deed recorded March 28, 1951, Book 82, Page 271.

TOGETHER WITH all improvements, privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition. Purchaser agrees to accept all of such improvements and fixtures "AS IS."

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, and subdivision regulations.

The premises described herein shall not be used by the Grantee or its successors and assigns for the purpose of providing K-12 educational services. This covenant and restriction shall run with the land and bind the Grantee and its assigns. In accepting the conveyance of the property described herein, the Grantee, its successors and assigns, and all parties claiming under them agree and covenant to conform to this covenant and restriction. If the premises herein described are used by Grantee or its successors and assigns for the purpose of providing K-12 educational services, then Grantor or its successor may terminate the granted estate, in which event, title to said premises shall revert to and revest in Grantor, and Grantor may re-enter and repossess the premises.



2017-738724 11/13/2017 4:32 PM PAGE: 2 OF 2
 BOOK: 570 PAGE: 317 FEES: \$15.00 HM WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

DATED this _____ day of November, 2017.

Grantor:

**Sheridan County School District No. 2,
 State of Wyoming (f/k/a Sheridan District No. 7)**

By: Ann M. Perkins
 Title: Chairman, Board of Trustees SCSD#2

STATE OF Wyoming)
 : ss.
 COUNTY OF Sheridan)

The foregoing instrument was acknowledged before me this 13 day of November, 2017, by Ann M. Perkins, Chairman, Board of Trustees SCSD#2 of Sheridan County School District No. 2, State of Wyoming.

WITNESS my hand and official seal.



[Signature]
 Notary Public
 My commission expires: 4-10-18

NO. 2017-738724 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801