



WARRANTY DEED

T. R. and Emily Shelby, individually and as husband and wife, as Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to **Reading, LLC**, a California limited liability company, as Grantee, whose address is 260 California Street, 9th Floor, San Francisco, CA 94111, the following described real property located in Sheridan County, Wyoming:

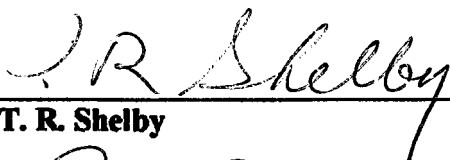
See Exhibit "A"

Together with all improvements thereon and all appurtenances thereto.

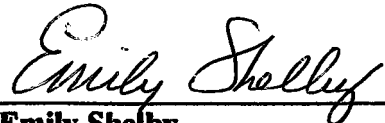
Subject to reservations and exceptions in patents from the United States, prior mineral reservations, easements, encroachments, encumbrances, and restrictions and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records.

Grantor waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 11th day of April 2018.



T. R. Shelby



Emily Shelby

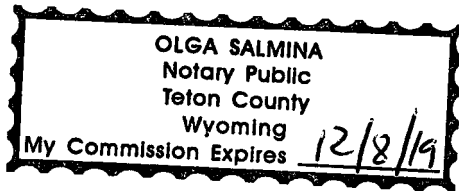


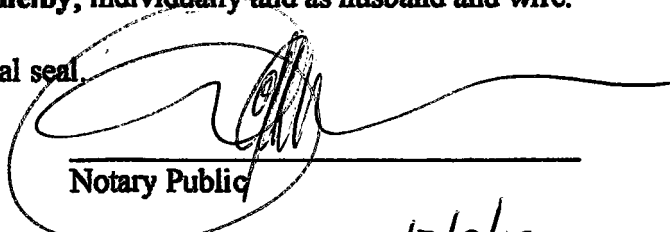
2018-741633 4/17/2018 4:10 PM PAGE: 2 OF 3
BOOK: 573 PAGE: 157 FEES: \$18.00 HM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
 : ss
COUNTY OF TETON)

The foregoing Warranty Deed was acknowledged before me this 14th day
of April, 2018, by **T. R. and Emily Shelby**, individually and as husband and wife.

WITNESS my hand and official seal.





Notary Public
My commission expires: 12/8/19



2018-741633 4/17/2018 4:10 PM PAGE: 3 OF 3
BOOK: 573 PAGE: 158 FEES: \$18.00 HM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

A PORTION OF Tract Two (2), Anderson Minor Subdivision, Sheridan County, Wyoming, located in the NW/4 of the SW/4 of Section 25, Township 56 North, Range 84 West of the 6th P.M., being more particularly described as follows:

Commencing at the NE corner of said Anderson Minor Subdivision, also accepted as being the West Center 1/16 of said Section 25, per L.S. 567; thence S45°19'36"W, a distance of 42.86 feet to a point on the south right-of-way of KROE Lane; thence along said south right-of-way and parallel to the north line of said subdivision S89°44'50"W, a distance of 427.48 feet to the true point of beginning of this survey; thence parallel to the east line of said subdivision, S0°54'22"W, a distance of 407.60 feet to a point; thence S89°44'50"W, a distance of 60.01 feet to a point; thence S0°54'22"W, a distance of 361.52 feet to a point; thence S89°44'51"W, a distance of 801.99 feet to a point on the west boundary of said subdivision; thence along said west line N0°10'31"W, a distance of 349.60 feet to a point; thence N89°17'03"E, a distance of 415.47 feet to a point; thence N0°08'24"W, a distance of 228.19 feet to a point; thence N89°44'50"E, a distance of 200.00 feet to a point; thence N0°08'24"W, a distance of 187.81 feet to a point on the south right-of-way line of KROE Lane; thence along said south right-of-way and parallel to the north line of said subdivision, N89°44'50"E, a distance of 260.81 feet to the true point of beginning of this survey, together with all buildings, fixtures, and improvements thereon.

NO. 2018-741633 WARRANTY DEED

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