



TRUSTEES' DEED

THIS DEED is executed on this date by John K. West and Bonnie L. West, Trustees of the John and Bonnie West Family Revocable Trust dated the 2nd day of November, 2015, GRANTORS, in favor of Justin J. West and Rindy M. West, husband and wife, as tenants by the entirety, of 370Big Goose Road, Sheridan, Wyoming 82801, GRANTEES.

WITNESSETH

WHEREAS, the GRANTORS are the appointed, qualified, and acting Trustees of the John and Bonnie West Family Revocable Trust dated the 2nd day of November, 2015.

NOW, THEREFORE, GRANTORS, pursuant to said trust agreement, do hereby convey, set over, quitclaim, and distribute unto the GRANTEES, and to their successors and assigns, all of GRANTORS' right, title and interest in and to that certain real property more fully described as follows:

See Exhibit "A" attached hereto

It is the GRANTORS' intent that this deed shall convey any after-acquired title of the GRANTORS in the above-described real property, and the GRANTORS hereby assign unto the GRANTEES all rights and warranties of title received by them by operation of law or otherwise.

Reserving and excepting, however, unto GRANTORS an undivided one-half (1/2) interest in a life estate and all of the income generated by the described property for and during GRANTORS' natural lives.

Also reserving and excepting unto Lance E. West and Stacie L. West, husband and wife, the right of first refusal to purchase the above-described property in the event the GRANTEES, Justin J. West and Rindy M. West, decide to sell or otherwise transfer the property to an unrelated third party.

WITNESS our hands this 25th day of January, 2016.

JOHN AND BONNIE WEST
 FAMILY REVOCABLE TRUST


 John K. West, Trustee


 Bonnie L. West, Trustee

STEVENS, EDWARDS,
 HALLOCK,
 CARPENTER, &
 PHILLIPS, P.C.

Attorneys at Law

P.O. Box 1148

Gillette, WY
 82717-1148

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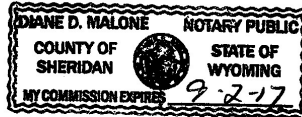
STATE OF WYOMING)
) §
COUNTY OF SHERIDAN)

The foregoing Trustees' Deed was acknowledged before me by John K. West and Bonnie L. West, Trustees of the John and Bonnie West Family Revocable Trust dated the 2nd day of November, 2015, this 25 day of JANUARY, 2016.

WITNESS my hand and official seal.

Diane D. Malone
Notary Public

My commission expires: 9-2-17



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EXHIBIT A

Lot "C" of the Subdivision of Perkins' Ranch, being a Subdivision of lands situate in the SE¼ of Section 31, Township 56 North, Range 84 West, and the NE¼ of Section 6 in Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan, County, Wyoming;

EXCEPTING THEREFROM that certain parcel of land as conveyed to John K. West and Bonnie L. West as contained in Warranty Deed recorded October 4, 2004 in Book 457, Page 185, more particularly described to wit:

Beginning at the northeast corner of said Lot C, said point being on the southerly right of way line of State Highway No. 331 (Big Goose Road); thence S3°45'00"E, 219.17 feet along the easterly line of said Lot C to the centerline of an existing irrigation ditch; thence leaving said easterly line along said ditch centerline the following courses: S56°33'34"W, 85.31 feet; thence S21°57'47"W, 82.58 feet; thence S57°59'19"W, 112.00 feet; thence S68°23'12"W, 36.02 feet; thence N88°28'35"W, 34.18 feet; thence S79°17'06"W, 39.88 feet; thence leaving said ditch centerline, N3°45'00"W, 285.87 feet to the southerly right of way line of Big Goose Road; thence along said right of way the following courses: N69°19'57"E, 202.51 feet; thence N61°25'00"E, 135.26 feet to the point of beginning. Said tract contains 2.00 acres, more or less.

NO. 2016-724918 TRUSTEE DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
STEVENS, EDWARDS, HALLOCK, CARPENTER & PHILLIPS PC 511 S K
PO BOX 1148 GILLETTE WY 82717

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