

QUITCLAIM DEED

James A. Kerr, GRANTOR, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and quitclaim to Railroad Properties LLC, a Wyoming limited liability company, GRANTEE, whose address is 13 Tim St Sheridan WY the following described real estate, 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, more particularly described as follows:

All of Block 4 of Atkinson's Addition to the City of Sheridan, Sheridan County, Wyoming, and the North 14 feet of 13th Street, now vacated, adjoining the southerly portion of Block 4 of the Atkinson Addition to the City of Sheridan, Sheridan County, Wyoming, and lying between the east line of Gould Street and the C.B. & Q right of way.

ALSO

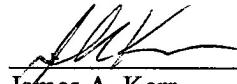
The North Three feet (3') of Block Five (5) of Atkinson's Addition to the Town, now City of Sheridan, and the South Fifty-six feet (56') of that portion of Thirteen Street, vacated, lying east of the east line of Gould Street in said Addition.

EXCEPTING THEREFROM that certain Warranty Deed conveyed to Louie Poulos and Helen Poulos by Warranty Deed recorded July 25, 1985 in Book 295 of Deeds, Page 70.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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.

WITNESS our hands this 19th day of July, 2021.


James A. Kerr

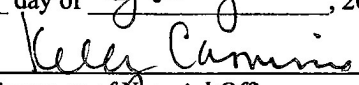
STATE OF WYOMING

ss.

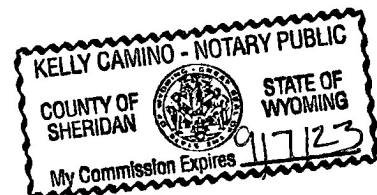
COUNTY OF Sheridan

This instrument was acknowledged before me on the 19th day of July, 2021 by James A. Kerr.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 9/7/23



NO. 2021-770823 QUITCLAIM DEED

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