



WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **Diana L. Metz Garland, Trustee of the Charles B. Metz Electing Qualified Marital Trust, which exists pursuant to that certain Trust Agreement of Charles B. Metz dated February 25, 1994** (referred to herein as "Grantor"), conveys and warrants unto **T & B Holdings, LLC, a Wyoming limited liability company**, whose address is 2208 E. Allison Road, Cheyenne, WY 82007 (referred to herein as "Grantee"), Grantor's interest in 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:

See **Exhibit A**, which is expressly incorporated herein by this reference.

TOGETHER WITH all improvements, privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition.

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.

DATED this 19 day of Nov, 2021.

Grantor:

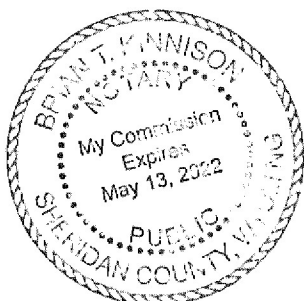
Diana L. Metz Garland

Diana L. Metz Garland, Trustee of the Charles B. Metz Electing Qualified Marital Trust, which exists pursuant to that certain Trust Agreement of Charles B. Metz dated February 25, 1994

STATE OF WY)
COUNTY OF Sheridan ss.

The foregoing instrument was acknowledged before me this 19th day of November, 2021, by Diana L. Metz Garland, Trustee of the Charles B. Metz Electing Qualified Marital Trust, which exists pursuant to that certain Trust Agreement of Charles B. Metz dated February 25, 1994.

WITNESS my hand and official seal.



[Signature]
Notary Public
My commission expires: 5-13-22



EXHIBIT 'A'

An undivided one-half (½) interest in the following described parcels:

PARCEL 1:

Lots 1, 2, 3, 4, and 5, in Block 56 of Sheridan Land Company's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

AND

A tract of land being a portion of "B" Street in said Sheridan Land Company's Addition and is also a 10-foot-wide strip of land lying immediately adjacent to the North line of Lot 1, Block 56, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming; more particularly described as follows:

Beginning at the Northeast Corner of said Lot 1, Block 56; thence along the South line of "B" Street on a bearing of N89°58'25"W for a distance of 184.0 feet to the Northwest Corner of said Lot 1, Block 56; thence N0°01'35"E for a distance of 10.0 feet; thence S89°58'25"E for a distance of 184.0 feet; thence S0°01'35"W for a distance of 10.0 feet to the point of beginning.

PARCEL 2:

Lot "A" aka Block "A", Sheridan Land Company's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Lot 8, except the North 12 feet thereof, in Block 55 of Sheridan Land Company's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

AND

All that part of "B" Street hereto vacated by said City of Sheridan, lying between the West line of Custer Street and the Easterly line of Crook Street in Sheridan Land Company's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

AND

A strip of land 40 feet in width lying adjacent to and Westerly of the of the vacated portion of B Street as said vacation is described in Ordinance No. 446 of the City of Sheridan, Wyoming, and Lot "A" aka Block "A" of Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the Southwest corner of said Block 55, thence Southeasterly on a straight line to the Northwest corner of said Lot "A" aka Block "A"; thence Southeasterly along the Southwest line of said Lot "A" aka Block "A" to the Southeast corner of said L "A" aka Block "A", thence South along the East line of said Lot "A" aka Block "A", produced, to a point which is 40 feet from and at a right angles to the Southwest line of said Lot "A" aka Block "A", produced Southeasterly; thence Northwesterly along a line which is parallel to, and 40 feet distance from the Southwest line of said



Lot "A" aka Block "A" and the Southwest line of said vacated portion of B Street and the Southwest line of said Block 55 to the South line of said Block 55, produced West; thence East along the South line of said Block 55, produced, to the point of beginning.

PARCEL 3:

Lots 6, 7, and 8, in Block 56 of Sheridan Land Company's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

AND

A tract of land being a portion of "B" Street in said Sheridan Land Company's Addition and is also a 10-foot-wide strip of land lying immediately adjacent to the North line of Lot 8, Block 56; as well as being contiguous to a portion of Custer Street which was vacated on May 13th, 1974 by City of Sheridan Ordinance No. 1264; all in Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming; said tract being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 8, Block 56; thence along the South line of "B" Street on a bearing of N89°58'25"W for a distance of 184.0 feet to the Northwest Corner of said Lot 8, Block 56; thence N89°58'25"W for a distance of 70.0 feet to the Northeast Corner of Block A, said Sheridan Land Company's Addition; thence N0°01'35"E for a distance of 10.0 feet; thence S89°58'25"E for a distance of 254.0 feet; S0°01'35"W for a distance of 10.0 feet to the point of beginning.

AND

A tract of land being a portion of Crook Street and Custer Street lying South of the South line of "B" Street and lying East of the West line of Custer Street and lying North of a line located 130.0 feet South and parallel to the South line of "B" Street, all in Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming; more particularly described by metes and bounds as follows:

Beginning at a point being the Southwest corner of Lot 6, Block 56 of Sheridan Land Company's Addition to the City of Sheridan; thence N0°01'35"E a distance of 111.90 feet to the Northwest corner of Lot 8 of said Block 56; thence N89°58'25"W a distance of 70.00 feet to the Northeast Corner of Block A aka Lot A of said Sheridan Land Company's Addition; thence S0°01'35"W a distance of 130.00 feet; thence S89°58'25"E a distance of 98.56 feet; thence N57°36'41"W a distance of 33.81 feet to the point of beginning.

NO. 2021-774344 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109