



## WARRANTY DEED

First Federal Bank & Trust, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Grimshaw Investments, LLC, a Wyoming limited liability company, GRANTEE, whose address is 39 E 1st St. Sheridan WY 82801, 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:

**The Easterly 14 feet of Lot 3, all of Lot 4 and the Westerly 40 feet of Lot 5, Block 1, Tschirgi Addition to the Town, now City of Sheridan, Sheridan County, Wyoming (Said tract also described as Lot 4 and that part of Lot 3 described as follows: Beginning at the Northeasterly corner of said Lot 3, thence Northwesterly along the Northeasterly line of said Lot a distance of 14 feet ; thence Southwesterly on a line parallel to the Southeasterly line of said Lot to a point on the Southwesterly line of said Lot 3; thence Southeasterly 14 feet to the Southeasterly corner of said Lot; and thence Northeasterly along the Southeasterly line of said Lot 10 the point of beginning; also, all that part of Lot 5 described as follows: Beginning at the Northwesterly corner of said Lot 5; thence Southwesterly along the Northwesterly line of said Lot 5 to the Southwesterly corner thereof; thence Southeasterly along the Southwesterly line of said Lot, 40 feet to a point; thence Northeasterly along a line 40 feet from and parallel to the Northwesterly line of said Lot 5 to the Northeasterly line of said Lot 5; and thence Northwesterly 40 feet to the point of beginning; all in Block 1 of Tschirgi Addition.);**

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 my/our hand(s) this 4<sup>th</sup> day of October, 2018

First Federal Bank & Trust

Kevin S. Bailey  
 By: Kevin S. Bailey  
 Title: President/CEO

STATE OF Wyoming)  
 )ss.  
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 4 day of October, 2018, by Kevin S. Bailey, as President/CEO of First Federal Bank & Trust.

WITNESS my hand and official seal.

My Commission expires 4/10/22

Justin P. Stroup  
 Signature of Notarial Officer  
 Title: Notary Public

