

## QUITCLAIM DEED AND COMMERCIAL LEASE ASSIGNMENT

THE BUCKMASTER BUILDING PARTNERSHIP, Wesley W. Buckmaster and Monte J. Buckmaster, General Partners, of 151 North Main St., Sheridan, WY 82801 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby convey(s) and quitclaim(s) unto BUCKMASTER BUILDING, LLC, a Wyoming statutory close limited liability company of 151 North Main St., Sheridan, WY 82801 ("Grantee") all right, title and interest in and to the following described real estate, situate in the City of Sheridan, County of Sheridan, State of Wyoming, to-wit:

**BEGINNING** at the northwest corner of said Block 3, said point also being the northwest corner of said Lot 1; thence S00°25'48" W, 17.29 feet along the west line of said Lot 1 to a point; thence N89°54'30"E, 59.77 feet to a point; thence S00°51'19"W, 16.04 feet to a point; thence S89°28'10"E, 65.31 feet to a point, said point lying on the east line of said Lot 1; thence N00°26'1"E, 32.87 feet along the east line said Lot 1 to a point, said point being the northeast corner of said Lot 1; thence N89°33'32"W, 124.96 feet along the north line of said Lot 1 to the **POINT OF BEGINNING**.

Said Portion contains 3157.64 square feet of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

Record of Survey for the above legal description is filed in drawer A of Certificate of Surveys No. 165.

TOGETHER with all improvements and appurtenances situate thereon.

SUBJECT to all covenants, easements, grants, and/or reservations of record.

THE BUCKMASTER BUILDING PARTNERSHIP, Wesley W. Buckmaster and Monte J. Buckmaster, General Partners ("Assignor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby assigns unto BUCKMASTER BUILDING, LLC, a Wyoming statutory close limited liability company of 151 North Main St., Sheridan, WY 82801 ("Assignee") all of its right, title and interest in and to that certain Commercial Lease Agreement dated effective January 1, 2014 that is in effect governing the possession and use of the lands and improvements described above.

This instrument, conveyance and assignment shall be and is deemed to be effective January 1, 2019.



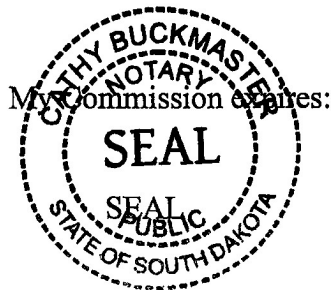
Wesley W. Buckmaster  
 Wesley W. Buckmaster

Monte J. Buckmaster  
 Monte J. Buckmaster

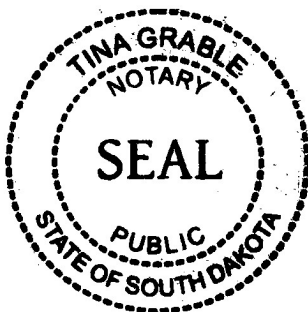
STATE OF SOUTH DAKOTA )  
 ) ss:  
 COUNTY OF LAWRENCE )

The foregoing QUITCLAIM DEED AND COMMERCIAL LEASE ASSIGNMENT was executed and acknowledged before me by Wesley W. Buckmaster in his capacity as a General Partner and Owner of the Buckmaster Building Partnership this 5<sup>th</sup> day of October, 2020.

Witness my Hand and Official Seal.



Cathy Buckmaster  
 Notary Public



STATE OF WYOMING     )  
                                      ) ss:  
COUNTY OF SHERIDAN    )

The foregoing QUITCLAIM DEED AND COMMERCIAL LEASE ASSIGNMENT was executed and acknowledged before me by Monte J. Buckmaster in his capacity as a General Partner and Owner of the Buckmaster Building Partnership this 5 day of Oct., ~~2019~~ 2020.

Witness my Hand and Official Seal.

  
Notary Public

My Commission expires:

01/28/2024

SEAL



**NO. 2020-762984 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WENDTLAND & WENDTLAND,LLP 2161 COFFEEN AVE STE 301  
SHERIDAN WY 82801