



2019-747664 1/18/2019 4:16 PM PAGE: 1 OF 3
 BOOK: 578 PAGE: 693 FEES: \$18.00 HLM WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Eastside Industrial Park, a Wyoming general partnership consisting of Seymour Thickman, J.D. Pelesky Construction Co., Inc. and Pilch and Sons, a Partnership, GRANTORS, 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 Wagner Investment Properties, LLC, a Wyoming limited liability company, GRANTEE, whose address is 1106 Hidden Hills RD, 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:

See EXHIBIT "A" attached hereto:

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 18 day of January, 2019.

East Side Industrial Park, by its undersigned General Partners:

Seymour Thickman
 Seymour Thickman

Delores E. Pelesky
 J.D. Pelesky Construction Co., Inc.
 By: Delores E. Pelesky

Donald K. Pelesky
 J.D. Pelesky Construction Co., Inc.
 By: GERALD K. PELESKY

Thomas J. Pilch
 Thomas J. Pilch (PARTNER)
 Pilch and Sons, a Wyoming general partnership

Michael Pilch
 Michael Pilch (PARTNER)
 Pilch and Sons, a Wyoming general partnership
 STATE OF Colorado)
)ss.
 COUNTY OF Arapahoe)

This instrument was acknowledged before me on the 14 day of January, 2019, by Michael Pilch, as a Partner in Pilch and Sons, a Partnership, as a partner of Eastside Industrial Park, a Wyoming general partnership.

WITNESS my hand and official seal.

Dallas Livingston
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires 11/14/2020

DALLAS LIVINGSTON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20164043266
 MY COMMISSION EXPIRES 11/14/2020




2019-747664 1/18/2019 4:16 PM PAGE: 2 OF 3
BOOK: 578 PAGE: 694 FEES: \$18.00 HLM WARRANTY DEED
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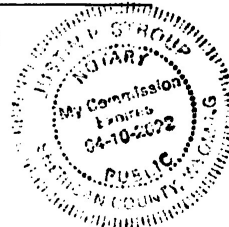
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 17 day of January, 2019, by Seymour Thickman, as _____, as a General Partner of Eastside Industrial Park, a Wyoming general partnership.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

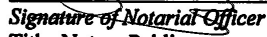
My Commission expires 4/10/22



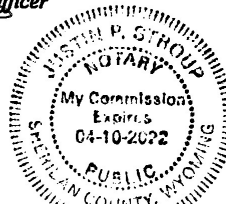
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 18 day of January, 2019, by Gerald K. Pelesky, in his capacity as PRESIDENT and shareholder of J.D. Pelesky Construction Co., Inc., as a General Partner of Eastside Industrial Park, a Wyoming general partnership.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

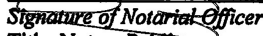
My Commission expires 4/10/22



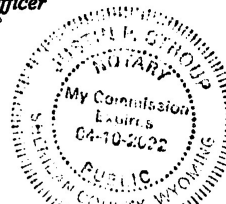
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 18 day of January, 2019, by Delores E. Pelesky, in her capacity as Vice President and shareholder of J.D. Pelesky Construction Co., Inc., as a General Partner of Eastside Industrial Park, a Wyoming general partnership.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires 4/10/22



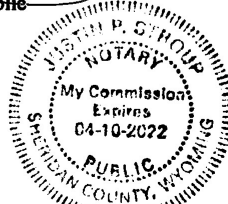
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 18 day of January, 2019, by Thomas J. Pilch, as a Partner in Pilch and Sons, a Wyoming General Partnership, as a partner of Eastside Industrial Park, a Wyoming general partnership.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires 4/10/22





2019-747664 1/18/2019 4:16 PM PAGE: 3 OF 3
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EXHIBIT "A"

A tract of land situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 25, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the north quarter corner of said Section 25 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6594); thence S00°30'29"E, 29.39 feet along the west line of said W $\frac{1}{2}$ NE $\frac{1}{4}$ to the POINT OF BEGINNING of said tract, said point lying on the south right-of-way line of Wyoming State Highway No. 336 and being the northeast corner of the WDT Subdivision; thence S89°01'28"E, 1168.61 feet along said south right-of-way line to a point, said point being the northwest corner of a tract of land described in Book 494 of Deeds, Page 378; thence S02°39'19"E, 558.44 feet along the west line of said tract described in Book 494 of Deeds, Page 378 to a point; thence S00°49'06"E, 466.94 feet along said west line to a point; thence N86°47'15"W, 227.58 feet along said west line to a point; thence S12°19'32"W, 538.55 feet along said west line to a point lying on the north line of a tract of land described in Book 368 of Deeds, Page 273; thence N77°40'28"W, 114.50 feet along said north line to a point; thence N72°47'27"W, 270.98 feet along said north line to a point; thence S14°14'41"W, 63.98 feet along said north line to a point; thence N89°05'43"W, 459.04 feet along said north line to a point lying on the west line of said W $\frac{1}{2}$ NE $\frac{1}{4}$; thence N00°30'17"W, 215.91 feet along said west line to a point, said point being the southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N00°30'29"W, 1292.30 feet along the west line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ to the POINT OF BEGINNING of said tract.