

WARRANTY DEED

Tunnel Inn Story, LLC, a Wyoming limited liability company, 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 Gregson Properties, LLC, a Wyoming limited liability company, GRANTEE, whose address is 3614 Hwy 87 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:

A parcel of land located in the W½SE¼ of Section 8, T53N, R83W of the 6th P.M., Sheridan County, Wyoming, said parcel being more particularly described as follows:

Commencing at the Northeast corner of Lot One (1), Block One (1) of the First Addition, Town of Lodore, said point being the true point of beginning; thence N60°W a distance of 69.22 feet to a point; thence N38°12'W a distance of 80.78 feet to a point; thence N60°W a distance of 55.78 feet to a point; thence N28°51'E a distance of 171.67 feet to a point; thence S84°58'E a distance of 94.00 feet to a point; thence N81°55'E a distance of 53.00 feet to a point; thence S14°20'W a distance of 286.40 feet to the true point of beginning.

EXCEPTING from the above parcel, those portions as deeded to the Transportation Commission of Wyoming and recorded in the Office of the Clerk of Sheridan County, Wyoming in Book 354 of Deeds, page 88 and Book 352 of Deeds, Page 154;

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 24th day of October, 2019

Tunnel Inn Story, LLC,
a Wyoming limited liability company




By: Charles Kieser
Title: Managing Member Tunnel Inn Story LLC

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 24 day of October, 2019, by Charles Kieser, as Managing Member of Tunnel Inn Story, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission expires 4/10/22


Title: Notary Public

