



2015-718135 3/13/2015 4:33 PM PAGE: 1 OF 2  
BOOK: 552 PAGE: 279 FEES: \$15.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

**Sheridan Design Center, LLC, a Wyoming limited liability company**, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEEES, **Tran Properties, LLC, a Wyoming limited liability company**, whose address is 5 Goldeneye Dr. Sheridan, WY 82801 the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, 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 and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 13<sup>th</sup> day of March, 2015.

SHERIDAN DESIGN CENTER, LLC

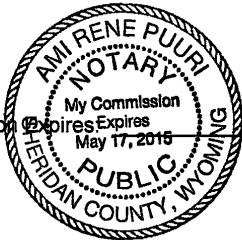
Julie A. Jensen  
By: Julie A. Jensen, President

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Julie A. Jensen, as President of Sheridan Design Center, LLC, this 13<sup>th</sup> day of March, 2015.

Witness my hand and official seal.



My Commission Expires

Ami Rene Puuri

Signature of Notarial Officer  
Title: Notary Public



**2015-718135** 3/13/2015 4:33 PM PAGE: 2 OF 2  
BOOK: 552 PAGE: 280 FEES: \$15.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**A tract of land situated in part of Lot 4, Block 11, Gillette's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, as well as in the N1/2NW1/4 of Section 35, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:**

**Beginning at the Southeast corner of Block 11 of Gillette's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, said point lying on the Westerly line of Coffeen Avenue; thence S42°51'E, along the Westerly line of Coffeen Avenue, 140.9 feet to a point; thence N89°50'W, 168.44 feet to a point; thence North 102.8 feet to a point, said point being on the Southerly line of Block 11 of Gillette's Second Addition; thence East 13.1 feet along said Southerly line of Block 11 to a point; thence N56°49'E, 44.2 feet to a point on the Westerly line of Coffeen Avenue; thence along the Westerly line of Coffeen Avenue S42°51'E, 33.0 feet to the Southeast corner of Block 11 of Gillette's Second Addition, the point of beginning.**