



2021-769497 5/28/2021 4:05 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Kennon Products, Inc., a Wyoming close corporation, 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 TDL Enterprises, LLC, a Wyoming limited liability company, GRANTEE, whose address is 105 Villa Way, Gillette, WY 82718, 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 my hand this 27th day of May, 2021.

Kennon Products, Inc.

Joe Wright
By: Joe Wright
Title: CEO

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 27th day of May, 2021, by JOE Wright, as CEO of Kennon Products, Inc., a Wyoming close corporation.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires

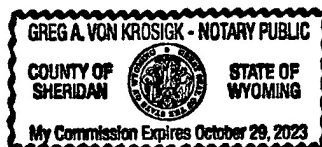


EXHIBIT "A"

A tract of land being a part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, Township 56 North, Range 84 West of the 6th P.M., Sheridan Wyoming, described as follows:

Commencing at a point 700 feet West and 170 feet South of the Northeast corner of said Section; thence South along the East line of Main Street of the City of Sheridan, 184.2 feet; thence East 328.2 feet to the C. B. & Q. spur line; thence North 46°45' West parallel to the said spur line 246.5 feet to a point; thence North 82°50' West 150 feet to the point of beginning.

AND

A parcel of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:

Commencing at the Northeast corner of said Section 22; thence due West (assumed bearing) along the North line of said Section 22 a distance of 294.0 feet; thence South 08°10' East parallel with and distant 50.0 feet Westerly, as measured at right angles from The Burlington Northern and Santa Fe Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) Main Track centerline 326.0 feet to a rail monument being 50.0 feet Northeasterly, as measured radially from said Railway Company's Fort McKenzie spur track centerline, as now located and constructed; thence Northwesterly along a non-tangent curve concave Southwesterly, concentric with said spur track centerline, having a radius of 766.78 feet an arc distant of 543.0 feet to a rail monument 60 feet, more or less, due South of the North line of said Section 22; thence due South 134.0 feet to a rail monument and the True Point of Beginning; thence South 82°50' East, 150.0 feet to a rail monument 50.0 feet Southwesterly, as measured radially from said spur track centerline; thence Southeasterly along a non-tangent curve concave Southwesterly, concentric with said spur track centerline, having a radius of 666.78 feet an arc distance of 282 feet, more or less, to the intersection with a line drawn parallel with and distant 380.0 feet South, as measured at right angles from the North line of said Section 22; thence East along the last described parallel line to the intersection with a line drawn concentric with and distant 12.0 feet Southwesterly, as measured radially from said spur track centerline; thence Northwesterly along the last described concentric line, having a radius of 704.78 feet an arc distance of 500 feet, more or less, to a point due North of the True Point of Beginning; thence due South 72 feet, more or less, to the True Point of Beginning.

EXCEPTING THEREFROM that certain parcel land conveyed to the Transportation Commission of Wyoming in a Quitclaim Deed recorded February 12, 2018 in Book 572, Page 24.

EXCEPTING THEREFROM any portion that may lie within a Railroad Right-of-Way as established and granted under an act of Congress.

NO. 2021-769497 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801