

**WARRANTY DEED**

**Hans E. Hilleby and Martha I. Hilleby, Trustees of the H. & M. Hilleby Trust, dated August 6, 2001**, presently of Sheridan County, Wyoming, GRANTORS, for valuable consideration in hand paid, the receipt of which is hereby acknowledged, CONVEY AND WARRANT to **Shoppes at Coffeen, LLC**, a Wyoming limited liability company, presently of PO Box 701, Sheridan, WY 82801, GRANTEE, the following described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lots 1, 2, 3, and 4, Shoppes at Coffeen Addition to the City of Sheridan, according to the official plat filed August 15, 2007 in Book 5 at page 120, as Plat No. 583919, Sheridan County, Wyoming.

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 to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED this 30<sup>th</sup> day of January 2020, and retroactively effective the 25th day of June 2013.

**H. & M. HILLEBY TRUST, DATED AUGUST 6, 2001**

Hans E. Hilleby  
Hans E. Hilleby, Trustee of the H. & M. Hilleby Trust,  
Dated August 6, 2001

Martha I. Hilleby  
Martha I. Hilleby, Trustee of the H. & M. Hilleby  
Trust, Dated August 6, 2001

STATE OF WYOMING    )  
                                  : ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by **Hans E. Hilleby and Martha I. Hilleby, Trustees of the H. & M. Hilleby Trust, dated August 6, 2001**, this 30<sup>th</sup> day of January 2020.

WITNESS my hand and official seal.



[Signature]  
Notary Public

My Commission Expires: 3-20-2023