

AFTER RECORDING MAIL TO:

Wade A. Bastrom and Stephanie J. Bastrom
P.O. Box 612
Dayton, WY 82836



2022-781443 9/13/2022 8:32 AM PAGE: 1 OF 3
FEES: \$18.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

File No.: **103470BMT (ok)**

Date: **September 12, 2022**

For Value Received, **TFES 1036, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Wade A. Bastrom and Stephanie J. Bastrom**

whose current address is **P.O. Box 612, Dayton, WY 82836**

hereinafter called the Grantee, the following described premises, situated in **Sheridan** County, **Wyoming**, to-wit:

PARCEL 1:

TRACT 1A SE DECKER ROAD

A tract of land situated within the N1/2 of the SW1/4 and part of the NW1/4 of Section 25, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the west 1/4 corner of said Section 25, being the true Point of Beginning of subject parcel; thence N 88°33'40" E, 1181.70 feet; thence N 89°12'28" E, 1486.06 feet to the Center 1/4 corner of said section; thence N 0°10'52" W, 1344.47 feet, to the center north 1/16 corner of said section; thence N 82°53'59" W, 1991.39 feet to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way through a curve concave to the west having a radius of 2153.35 feet, a central angle of 27°3'44", an arc length of 1017.08 feet, a chord bearing of S 25°35'8" W, and a chord length of 1007.65 feet; thence S 49°48'00" E, 64.74 feet; thence through a curve concave to the west having a radius of 2607.95 feet, a central angle of 9°22'34", an arc length of 426.77 feet, a chord bearing of S 45°24'17" W, and a chord length of 426.30 feet, to a point on the west line of said section; thence departing from said right-of-way and continuing along said west line of said section, S 0°20'51" E, 390.99 feet, to the Point of Beginning.

AND

PARCEL 2:

Date: 09/12/2022

Warranty Deed
- continued

File No.: 103470BMT (ok)

TRACT 1B SE DECKER ROAD

A tract of land situated within the N1/2 of the SW1/4 and part of the NW1/4 of Section 25, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the west 1/4 corner of said Section 25, being the true Point of Beginning of subject parcel; thence N 88°33'40" E, 1181.70 feet; thence N 89°12'28" E, 1486.06 feet to the center 1/4 corner of said Section; thence S 0°10'41" E, 1317.97 feet to the SE corner of said N1/2; thence S 89°31'04" W, 2663.25 feet; to the SW corner of said N1/2; thence N 0°21'49" W, 1290.18 feet, to the Point of Beginning.

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

Date: 09/12/2022

Warranty Deed
- continued

File No.: 103470BMT (ok)

Dated: September 12, 2022

TFES 1036, LLC

Kourtney Okeke

Title Financial Exchange Services, Inc., Member

By: Kourtney Okeke

It's: Assistant Secretary

STATE OF IDAHO)
)
) :SS
COUNTY OF BINGHAM)

On this Twelfth day of September, 2022, before me, a Notary Public in and for said State, personally appeared Kourtney Okeke, known or identified to me to be the Assistant Secretary of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 1036, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.

Rae Albert

Notary Public for Idaho

Residing in Blackfoot, ID

Commission Expires: 09/06/2028

