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FEES: \$24.00 PK SPECIAL WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

#### **SPECIAL WARRANTY DEED**

THIS DEED, is made this 31<sup>st</sup> day of May, 2023, between Let 'Er Buck Car Wash, L.L.C., a Wyoming limited liability company ("Grantor"), and RK Wiler Holdings Sheridan Wash LLC, a Wyoming limited liability company ("Grantee"), whose address is 3995 Erlands Point Road NW, Bremerton, WA 98312.

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Sheridan, State of Wyoming, as described in Exhibit A, which is incorporated herein and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee its successors and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND title to the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor, subject to the matters identified on Exhibit B, attached hereto.

*(signature page to follow)*



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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of the day and year written above.

GRANTOR:

Let 'Er Buck Car Wash, L.L.C.,  
a Wyoming limited liability company

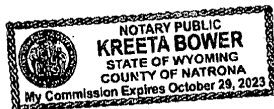
By: Mark E Law  
Mark E. Law, Manager and Member

By: David T. Wills  
David T. Wills, Manager and Member

COUNTY OF NATRONA )  
STATE OF Wyoming ) ss

The foregoing instrument was acknowledged before me on the 31<sup>st</sup> day of May, 2023, by Mark E. Law and David T. Wills, both as Manager and Member of Let 'Er Buck Car Wash, L.L.C., a Wyoming limited liability company.

[NOTARIAL SEAL]



Kreetta Bower, Notary Public  
Print Name: Kreetta Bower  
Notary Public, State of Wyoming  
My commission expires: 10/29/23



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**Exhibit A**

**Legal Description**

Lot 15, Brundage Place accordingly as recorded in the plat thereof of record in the Office of the County Clerk and Ex-Officio Register of Deeds, Sheridan County, Wyoming.

EXPRESSLY EXCEPTING THEREFROM that portion of Tract No. 15 of Brundage Place conveyed to the Transportation Commission of Wyoming, recorded January 27, 1993, in Book 356 of Deeds, Page 106.

AND, ALSO EXCEPTING THEREFROM that portion of Tract No. 15 of Brundage Place conveyed to the City of Sheridan, Wyoming, recorded March 12, 1998, in Book 391 of Deeds, Page 324.

Commonly known as 624 E Brundage Lane, Sheridan, WY 82801



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**Exhibit B**

**Exceptions to Title**

1. All taxes and other assessments.

2. Easement, including terms and conditions contained therein:

Granted to: Northwest States Utilities Co.  
For: Gas Pipeline  
Recorded: September 8, 1930  
Recording Information: in Book 30, Page 346, and Assignment to Montana Dakota Utilities Co., recorded September 21, 1935, in Book 38, Page 599

3. Easement, including terms and conditions contained therein:

Granted to: Montana Dakota Utilities Co.  
For: Gas Pipeline  
Recorded: May 15, 1992  
Recording Information: in Book 350, Page 307

4. Easement, including terms and conditions contained therein:

Granted to: US West Communications, Inc.  
For: Telecommunication Facilities  
Recorded: May 29, 1992  
Recording Information: in Book 350, Page 591

5. Easement, including terms and conditions contained therein:

Granted to: Montana Dakota Utilities Co.  
For: Electric Line  
Recorded: October 4, 1993  
Recording Information: in Book 361, Page 356

6. Easement, including terms and conditions contained therein:

Granted to: NAS Holding, LLC, a Wyoming limited liability company  
For: the right to install, maintain, improve and repair utilities  
Recorded: May 24, 2022  
Recording Information: in Document #2022-778790, and Revised and Amended Easement recorded June 29, 2022 in Document #2022-779738



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7. The following matters as shown and referenced in the ALTA/NSPS Survey, completed by Jason D. Levanen, Registration No. 10287, dated April 19, 2023:

Location of: Overhead Utility Lines; Drain Grate; Stop/Go Light;  
Concrete over south line of property; Electric Meter; Water  
Meter; Transformer; Sewer Manholes; Manholes; Ground  
Vault; Sign; Drain Gate; Metal Cover; Wood Rail;  
Concrete lies .4" East of Property Line; Wood Fence not  
following property line

**NO. 2023-785849 SPECIAL WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
FIRST AMERICAN TITLE INSURANCE COMPANY 1100 SUPERIOR /  
CLEVELAND OH 44114