2021-768657 4/29/2021 4:02 PM PAGE: 1 OF 3
FEES: $18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

John M. Anselmi, a married person dealing in his sole and separate property, and Robert John Anselmi and Katherine M. Krsak Anselmi, as Trustees of the Robert and Katherine Anselmi Trust dated October 26, 2018, GRANTORS, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to BH BobCat, LLC, a Wyoming limited liability company, GRANTEE whose address is 145 N Connor Suite 3, Sheridan WY 82801, 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:

A parcel of land located in the SW¼ of Section 14 and SE¼ of Section 15, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point which is the Southwest corner of the SE¼ of Section 15, Township 55 North, Range 84 West, said point also being the South ¼ corner of said Section 15 and is the true point of beginning; thence N01°20'34"E, a distance of 2562.30 feet; thence N89°49'24"E, a distance of 2215.00 feet; thence S04°14'01"E, a distance of 464.45 feet; thence S84°56'33"W, a distance of 115.74 feet; thence S04°14'01"E, a distance of 1065.27 feet; thence N84°53'08"E, a distance of 293.36 feet; thence S39°30'55"E, a distance of 149.37 feet; thence N71°47'33"E, a distance of 487.41 feet; thence S54°57'03"E, a distance of 101.05 feet; thence S70°36'45"E, a distance of 132.98 feet; thence S89°28'36"E, a distance of 306.06 feet; thence S81°11'13"E, a distance of 83.04 feet; thence S69°55'59"E, a distance of 101.89 feet; thence S71°47'41"E, a distance of 85.06 feet to a point on the Easterly R.O.W. of State Highway No. 87; thence along a circular curve to the right along said R.O.W. line, the aforementioned curve having a radius of 2904.72 feet, a central angle of 11°15'50", an arc length of 571.04 feet and a chord with a bearing of S23°50'13"W and a distance of 570.13 feet to the beginning of a spiral curve to the right; thence along said spiral curve with a chord of S32°14'45"W, 281.95 feet; thence S32°18'06"W a distance of 196.08 feet along the easterly R.O.W. of State Highway No. 87 to its intersection with the North line of Section 23; thence N89°29'53", a distance of 766.06 feet to the Southeast Section corner of Section 15, Township 55 North, Range 84 West; thence N89°38'17"W, a distance of 2643.48 feet to the point of beginning;

EXCEPTING THEREFROM that certain parcel of land conveyed to Claudia L. Hall, Trustee of the Claudia L. Hall Revocable Trust dated the 9th day of December, 1992 in Quitclaim Deed recorded December 11, 1992 in Book 355 on Page 188;

EXCEPTING THEREFROM that certain parcel of land conveyed to The Board of County Commissioners of Sheridan County, Wyoming in Warranty Deed recorded July 23, 1996 in Book 380 on Page 635;

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 building and zoning regulations and city, state and county subdivision laws.

2021-768657 4/29/2021 4:02 PM PAGE: 2 OF 3
FEES: $18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WITNESS our hands this 27 **day of** April, **2021.**

John M. Anselmi

The Robert and Katherine Anselmi Trust
dated October 26, 2018

Robert John Anselmi, Trustee

Katherine M. Krsak Anselmi, Trustee

STATE OF Massachusetts)
)ss.
COUNTY OF Middlesex)

This instrument was acknowledged before me on the 27th **day of** April, **2021 by John M. Anselmi.**

WITNESS my hand and official seal.

HEATHER M. ARMSTRONG
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES NOV. 4, 2027

Signature of Notarial Officer
Title: Notary Public

My Commission expires:

STATE OF _____)
)ss.
COUNTY OF _____)

This instrument was acknowledged before me on the ___ **day of** _____, **2021 by Robert John Anselmi and Katherine M. Krsak Anselmi, Trustees of the Robert and Katherine Anselmi Trust dated October 26, 2018.**

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires:

WITNESS our hands this ___ day of _____, 2021.

_____
John M. Anselmi

The Robert and Katherine Anselmi Trust dated October 26, 2018

_____
Robert John Anselmi, Trustee

_____
Katherine M. Krsak Anselmi, Trustee

STATE OF _____)
)ss.
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2021 by John M. Anselmi.

WITNESS my hand and official seal.

_____
Signature of Notarial Officer
Title: Notary Public

My Commission expires:

STATE OF Colorado **)**
)ss.
COUNTY OF Denver **)**

This instrument was acknowledged before me on the 27th **day of** April **, 2021 by Robert John Anselmi and Katherine M. Krsak Anselmi, Trustees of the Robert and Katherine Anselmi Trust dated October 26, 2018.**

WITNESS my hand and official seal.

Caroline Snow Le
Signature of Notarial Officer
Title: Notary Public

My Commission expires:

CAROLINE SNOW LE
Notary Public
State of Colorado
Notary ID # 20184040101
My Commission Expires 10-11-2022