

Wilcox Abstract & Title Company
307 West Burkitt Street
Sheridan, WY 82801


2022-780882 8/17/2022 8:41 AM PAGE: 1 OF 4
FEES: \$21.00 DO WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Valley Meat Company, L.L.C., a Wyoming close limited liability company, who address is P.O. Box 538, Dayton, Wyoming 82836, and **Darrell R. Bocek and Wendy J. Bocek**, whose address is P.O. Box 538, Dayton, Wyoming 82836, (hereinafter collectively known as the "Grantors"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto **Steven Nelson and Amanda Nelson**, whose address is 902 Big Goose Road, Sheridan, Wyoming 82801, (hereinafter known as the "Grantee") as Tenants by the Entirety, the following described real estate situated in Sheridan, State of Wyoming, to wit:

SEE EXHIBIT A (Legal Description).

Together with all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, to have and to hold the herein-described property unto the Grantee, and its successors and assigns, in fee simple, forever, subject to all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantors, for said Grantors' successors and assigns, covenants with Grantee, and with their successors and assigns, that Grantors are lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantors will, and their successors and assigns shall, warrant and defend the same to said Grantee, and their successors and assigns, forever against the lawful claims of all persons.

This Warranty Deed is specifically subject to an *Offer of Purchase and Agreement for Warranty Deed* and *Offer of Business Purchase*, both dated July 29, 2022, between the Grantors and Grantee, along with a *Mortgage with Release of Homestead* and *Installment Promissory Note* from the Grantee to the Grantors dated commensurately herewith.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed under seal as of the date written below.

GRANTORS:

DARRELL R. BOCEK

By: 

Darrell R. Bocek

Date: 8-15-22

WENDY J. BOCEK

By: Wendy J Bocek
Wendy J. Bocek

Date: 8-15-22

VALLEY MEAT COMPANY, L.L.C.
A Wyoming close limited liability company

By: Darrell R. Bocek
Darrell R. Bocek, Authorized Agent

Date: 8-15-22

ACKNOWLEDGEMENTS

STATE OF WYOMING)
: SS.
County of Sheridan)

The above and foregoing *Warranty Deed* was acknowledged before me by Darrell R. Bocek this 15 day of August, 2022.

WITNESS my hand and seal.

JACOB T. HASEMAN - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires April 10, 2023
My Commission expires: 4/10/2023

[Signature]
Notary Public

STATE OF WYOMING)
: SS.
County of Sheridan)

The above and foregoing *Warranty Deed* was acknowledged before me by Wendy J. Bocek this 15 day of August, 2022.

WITNESS my hand and seal.

JACOB T. HASEMAN - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires April 10, 2023
My Commission expires: 4/10/2023

[Signature]
Notary Public

STATE OF WYOMING)

County of Sheridan)



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The above and foregoing *Warranty Deed* was acknowledged before me by Darrell R. Bocek, in his capacity as Authorized Agent for Valley Meat Company, L.L.C., a Wyoming close limited liability company, this 15 day of August, 2022.

WITNESS my hand and seal.



My Commission expires: 4/10/2023

[Signature]
Notary Public


WARRANTY DEED

Valley Meat Company, L.L.C. – Darrell R. Bocek & Wendy J. Bocek
Valley Meat 2 LLC

EXHIBIT A
Legal Description

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the north quarter corner of said Section 19 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence S00°19'22"W, 959.76 feet to the POINT OF BEGINNING of said tract (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615) said point being the northeasterly corner of a tract of land described in Book 473 of Deeds, Page 218; thence S58°54'49"W, 498.97 feet along the southerly line of said tract described in Book 473 of Deeds, Page 218 to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615), said point being the southeast corner of said tract; thence N32°38'58"W, 226.17 feet along the westerly line of said tract to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615), said point being the northwest corner of said tract; thence N57°53'09"E, 298.61 feet along the northerly line of said tract to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615); thence S86°00'23"E, 54.12 feet along said northerly line of said tract to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615), said point being the northwesterly corner of a tract of land described in Book 516 of Deeds, Page 275; thence N63°55'11"E, 269.96 feet along the northerly line of said tract described in Book 516 of Deeds, Page 275 to a point lying on a fence line, said point being the northeast corner of said tract; thence S00°00'57"W, 206.46 feet along the east line of said tract and said fence line to the POINT OF BEGINNING of said tract.


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WILCOX AGENCY
SHERIDAN WY 82801