

WARRANTY DEED

For value received, WP Investments, LLC, a Delaware limited liability company ("Grantor") conveys and warrants to West Park Village LLC, a Delaware limited liability company ("Grantee") whose address is 51 W. Center St., Ste. 600, Orem, UT 84057, the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A.

Together with all buildings, improvements and fixtures situate thereon (the "Property").

Grantor conveys and quitclaims, without any warranty, any minerals Grantor may own in the Property and any water rights appurtenant to the Property.

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and made a part hereof. The Property is sold in "AS IS, WHERE IS" physical condition as provided in the parties' Contract for Purchase and Sale.

Dated this 8 day of April, 2021.

(Signature on the Following Page)

First American Title Insurance
National Commercial Services
NCS- 1046907 CO

WP Investments, LLC, a Delaware limited liability company

By:


Donald B. Roberts, Manager

State of Wyoming)
) ss.
County of Sheridan)

This instrument was acknowledged before me this 6th day of April, 2021 by Donald B. Roberts, the manager of WP Investments, LLC, a Delaware limited liability company.

Witness my hand and official seal.



Notary Public

My commission expires: November 26, 2021

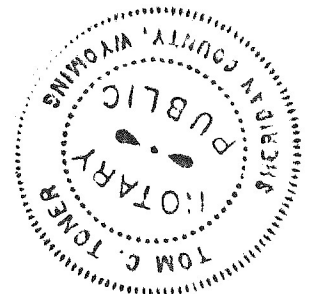


Exhibit A

Property Legal Description

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 NORTHWEST 1/4, SOUTHWEST 1/4 NORTHEAST 1/4, NORTHWEST 1/4 SOUTHEAST 1/4, NORTHEAST 1/4 SOUTHWEST 1/4 AND ANY PART OF THE NORTHEAST 1/4 LYING SOUTH OF DOWNERS ADDITION AND WEST OF SAGE BRUSH CITY PARK ALL IN SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID DOWNERS ADDITION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 5369), ALSO DESCRIBED AS THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 NORTHEAST 1/4; THENCE NORTH 89°02'25" EAST, 413.46 FEET ALONG THE SOUTH LINE OF SAID DOWNERS ADDITION TO A 3" ALUMINUM CAP PER PLS 2615 AT THE NORTHWEST CORNER OF SAGE BRUSH CITY PARK; THENCE SOUTH 01°08'29" EAST, 257.24 FEET ALONG THE WEST LINE OF SAID PARK TO A 3" ALUMINUM CAP PER PLS 2615; THENCE SOUTH 51°03'51" EAST, 99.48 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615; THENCE SOUTH 31°10'09" EAST, 298.55 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615; THENCE NORTH 87°50'11" EAST, 147.63 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615; THENCE SOUTH 01°31'02" EAST, 585.05 FEET ALONG SAID WEST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE SOUTH 87°59'03" WEST, 148.08 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615; THENCE SOUTH 43°30'31" WEST, 27.28 FEET ALONG SAID WEST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE SOUTH 01°30'28" EAST 137.97 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615 ALSO LYING ON THE NORTH LINE OF TRACT NO. 2 OF THE SCHOOL TRACTS PLAT; THENCE SOUTH 85°12'40" WEST, 150.18 FEET ALONG SAID NORTH LINE TO A 1" PLASTIC CAP PER PLS 520 BEING THE NORTHWEST CORNER OF SAID TRACT NO. 2; THENCE SOUTH 85°00'02" WEST, 485.04 FEET TO A 2" ALUMINUM CAP PER PLS 5369 BEING THE ANGLE POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 311 OF DEEDS, PAGE 661; THENCE SOUTH 88°21'54" WEST, 1330.88 FEET ALONG SAID SOUTH LINE TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE WEST LINE OF SAID NORTHEAST 1/4 SOUTHWEST 1/4; THENCE NORTH 00°25'46" WEST, 60.04 FEET ALONG SAID WEST LINE TO A 3 1/4" ALUMINUM CAP PER PLS 2615 BEING THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 SOUTHWEST 1/4; THENCE NORTH 88°06'28" EAST, 29.92 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SOUTHWEST 1/4 TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 368 OF DEEDS, PAGE 257; THENCE NORTH 00°21'54" WEST, 76.75 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE NORTH 14°52'49" EAST, 151.45 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE NORTH 49°26'57" EAST, 355.81 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE NORTH 15°04'02" EAST, 786.43 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE NORTH 71°44'54" EAST, 69.76 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE SOUTH LINE OF TRACT 2 DESCRIBED IN BOOK 495 OF DEEDS, PAGE 611, SAID LINE FURTHER DESCRIBED IN BOOK 495 OF DEEDS, PAGE 611 AS THE SOUTH LINE OF THE NORTHEAST 1/4 NORTHWEST 1/4; THENCE NORTH 89°14'58" EAST, 705.66 FEET ALONG SAID SOUTH LINE TO A 2" ALUMINUM CAP PER PLS 5369 BEING THE SOUTHEAST CORNER OF SAID TRACT 2 DESCRIBED IN BOOK 495 OF DEEDS, PAGE 611; THENCE NORTH 00°57'02" WEST, 97.27 FEET TO THE POINT OF BEGINNING.

Exhibit B

Permitted Matters

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Right of parties in possession, as tenants only, under any unrecorded leases or rental agreements, which leases or agreements do not contain any rights of first refusal or options to purchase.
3. Mydland Road (AKA Sheridan-Fort McKenzie) and original Mydland Road not currently vacated as it may cross the Property, also the rights of the public or others to Mydland Road (AKA Sheridan-Fort McKenzie) and original Mydland Road not currently vacated for road and incidental purposes along the boundary of / across the land.
4. Easement, including terms and conditions contained therein: Granted to: Montana Dakota Utilities Co For: Underground Electric Line Recorded: July 11, 1978 Recording Information: Book 232, Page 103.
5. Easement, including terms and conditions contained therein: Granted to: The Mountain States Telephone and Telegraph Co. For: Communication and other facilities Recorded: December 11, 1978 Recording Information: Book 236, Page 446.
6. Agreement for Right of Way Easements, including terms and conditions contained therein: By and Between: Heights Development Corp and Sheridan County, Wyoming Recorded: April 11, 2006 Recording Information: Book 473, Pages 265 and 269.
Note: the temporary construction easement in said document has expired.
7. Nonexclusive Installation and Service Agreement / No Building / No Complex, including terms and conditions contained therein: Granted to: Bresnan Communications, LLC Recorded: December 1, 2014 Recording Information: Book 550, Page 504.
8. Any rights, interests, or claims which may exist or arise by reason of the following facts shown on the ALTA/NSPS Land Title Survey dated January 29, 2021, prepared by Arrow Survey Group, Inc., as MKA Project No. 6480-21-7354:
 - a) Portion of Midland Road located within Property; and
 - b) fence not coincident with westerly and northwesterly corner of Property.

NO. 2021-768010 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
FIRST AMERICAN TITLE INSURANCE CO 1125 17TH ST., SUITE
DENVER CO 80202-2025