

WARRANTY DEED

Anita L. Gilbertson, a married person, dealing in her sole and separate property, and Anita L. Gilbertson, in her representative capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of Betty L. Lee, deceased, Grantor, duly appointed by an Order of the District Court of the State of Wyoming, Fourth Judicial District, Sheridan County, entered on July 7, 2023, in Probate CV-2023-137, and Letters Testamentary being issued to the Personal Representative by the Clerk of District Court on July 10, 2023, and as authorized by the power to sell property of the Estate given to the Personal Representative by the terms of the Last Will and Testament of Betty L. Lee, a/k/a Betty Lou Lee, the original of which is filed in the record of Probate CV-2023-137, and, pursuant to Wyo. Stat. Ann. § 2-7-205(c), the Personal Representative having provided timely notice of the intended sale of real property to the parties entitled thereto, for good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Progression Properties LLC, a Wyoming limited liability company, Grantee, with a principal office and mailing address of PO Box 6494, Sheridan, Wyoming 82801, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

PARCEL 1:

Lots 1, 2, 15, 16, and 17, in Block 10, of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming; and

PARCEL 2:

A portion of that certain 16-foot-wide alley running in a North-South direction through Block 10 of the Downers Addition, Sheridan County, Wyoming, more particularly described as follows:

The East 8 feet of said alley from the North boundary of Lot 15, extended, of Block 10 to the South boundary of Lot 15, extended, of Block 10, and all the Alley from the North boundary of Lot 16, extended, of Block 10 to the South boundary line of Block 10;

TOGETHER WITH all improvements thereon and all privileges, hereditaments, and appurtenances thereunto belonging to or appertaining thereto, all in their present condition;

SUBJECT TO all real estate taxes for 2023 and any subsequent year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to all building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED the 2nd day of November 2023.

GRANTOR:

By: Anita L. Gilbertson
Anita L. Gilbertson

GRANTOR: Estate of Betty L. Lee, deceased

By: Anita L. Gilbertson
Anita L. Gilbertson, Personal
Representative of the Estate of Betty L.
Lee, deceased

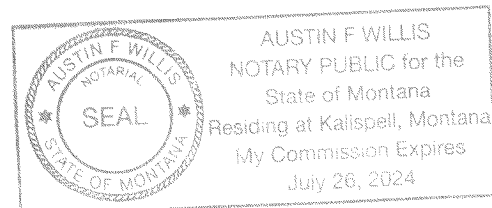
STATE OF MONTANA)
COUNTY OF FLATHEAD) : ss.

The foregoing instrument was acknowledged before me this 2 day of NOVEMBER 2023, by Anita L. Gilbertson, a married person, dealing in her sole and separate property, and by Anita L. Gilbertson, in her representative capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of Betty L. Lee, deceased.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: July 26, 2024



NO. 2023-788625 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801