

## WARRANTY DEED

BB Properties, LLC, a Wyoming limited liability company, as to an undivided one-half interest, and Royal Wolf Development, LLC, a Wyoming limited liability company, as to an undivided one-half interest, 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 PB Enterprises, LLC, a Wyoming limited liability company, GRANTEE, whose mailing address is ~~P.O. Box 662, Sheridan, Wyoming 82801~~ <sup>WYN 82801-0662, Thompson</sup>, 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:

Block 3, Johnston's First Addition to the Town of Ranchester, Sheridan County, Wyoming, EXCEPTING that portion conveyed to the State Highway Commission of Wyoming by Deed dated May 20, 1971, recorded in the Office of the Sheridan County, Wyoming Clerk and Recorder in Book 182 of Deeds, Page 431;

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 of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my/our hand(s) this 23<sup>rd</sup> day of December, 2016.

BB Properties, LLC

By: Brian N. Beisher

Royal Wolf Development, LLC

By: Greg A. Von Krosigk

STATE OF WYOMING     )  
                                          )ss.  
COUNTY OF SHERIDAN    )

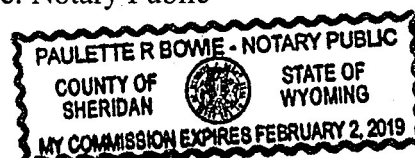
This instrument was acknowledged before me on the 23<sup>rd</sup> day of December, 2016, by Brian N. Beisher, as member of BB Properties, LLC, and by Greg A. Von Krosigk as member of Royal Wolf Development, LLC.

WITNESS my hand and official seal.

My Commission expires

2-2-19

Paulette R. Bowie  
Signature of Notarial Officer  
Title: Notary Public



**NO. 2016-731902 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801