

WARRANTY DEED

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged and confessed, **Peerless Tyre Co.** hereinafter called the grantor, hereby conveys and warrants to the **City of Sheridan**, 55 Grinnell Plaza, Sheridan, WY 82801, its assigns or successors herein called the grantee, the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

Parcel No. 9

A parcel of land situate in Lots 9 and 10, Block 28, Suburban Homes Company Addition, located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 22, T.56N., R.84W., 6th P.M., Sheridan County, Wyoming, being described by metes and bounds as follows:

Commencing at the northeast corner of said Section 22 being monumented by a 3 $\frac{1}{4}$ inch Aluminum cap, PLS 6812 from which the north quarter corner being monumented by a 3 $\frac{1}{4}$ inch Aluminum cap, PLS 2615, bears S. 88° 20' 21.3" W. a distance of 2,635.45 feet as shown on records of survey recorded in Plat Book A at Page 429 and 482;

thence S. 86° 00' 22.3" W. a distance of 679.61 feet to a point on the existing easterly right-of-way boundary of U.S. Highway 14/87 and the **TRUE POINT OF BEGINNING**, said point being monumented by a 3 $\frac{1}{4}$ inch Aluminum cap, PLS 6594;

thence continuing along said existing right-of-way S. 0° 26' 07.9" W., a distance of 21.14 feet to a point on the northerly right-of-way boundary of the Burlington Northern and Santa Fe Fort Mackenzie railroad spur line, said point also being of beginning of a non-tangent circular curve, concave southerly, the radius of which is 766.78 feet, and a line tangent to said curve bears S. 77° 23' 59.4" E., said point being monumented with a 2 inch Aluminum cap, PLS 6812;

thence along said boundary and along said curve through a central angle of 4° 11' 08.5" a distance of 56.02 feet to the point of ending of said curve, the chord being S. 75° 18' 25.1" E. a distance of 56.00 feet, said point being on the southerly boundary of said Lot 10 and monumented with a 2 inch Aluminum cap, PLS 6812;

thence leaving said right-of-way boundary and along said southerly boundary N. 76° 36' 23.8" E., a distance of 64.56 feet;

thence leaving said southerly boundary N. 86° 28' 04.7" W. a distance of 99.51 feet;

thence N. 44° 59' 40.5" W. a distance of 24.72 feet to a point on the existing easterly right-of-way boundary of U.S. Highway 14/87, said point being the point of beginning of a non-tangent circular curve, concave westerly, the radius of which is 612.96 feet, and a line tangent to said curve bears S. 0° 11' 08.5" W.;

thence along said right-of-way and along said curve through a central angle of 0° 18' 02.8", a distance of 3.22 feet to the point of beginning, the chord being S. 0° 20' 09.9" W. a distance of 3.22 feet.

The above described parcel of land contains 1,442 square feet, more or less.

Excepting and reserving from the above described lands and unto the grantor herein all oil, gas, minerals, and mineral estate of every kind and nature that can be removed from the ground without jeopardy to the maintenance or safety of public use or travel upon the surface estate hereby granted and without using the surface of the lands hereby granted.

Grantor hereby covenants with the grantee, that the grantor is lawfully seized of said lands; that said lands are free from encumbrances, and the grantor hereby warrants the title thereto against the lawful claims of all persons whomsoever.

Grantor releases and waives any and all rights under and by virtue of the Homestead

Exemption Laws of this State.

Dated this, the 5th day of JUNE, 2015

[Signature]

Peerless Tyre Co.
(Grantor)

ACKNOWLEDGMENT

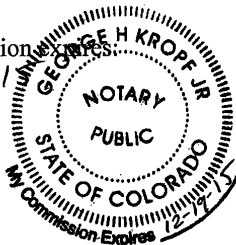
THE STATE OF COLORADO)
COUNTY OF DENVER)§

The foregoing instrument was acknowledged before me this 5TH day of JUNE,
2015, by (name) JEFFERY E FORBES
as (title) REAL ESTATE MANAGER of Peerless Tyre Co.

Witness my hand and official seal.

My commission expires:

12-19-15



[Signature]
NOTARY PUBLIC

ACKNOWLEDGMENT

THE STATE OF _____)
COUNTY OF _____)§

The foregoing instrument was acknowledged before me this ____ day of _____,
2015, by (name) _____
as (title) _____ of Peerless Tyre Co.

Witness my hand and official seal.

My commission expires:

NOTARY PUBLIC