

Once recorded, please return Deed to:

Palmerlee & Durrant, LLC  
Attorneys & Counselors at Law  
11 North Main Street  
Buffalo, Wyoming 82834

2014-716485 12/16/2014 11:03 AM PAGE 1 OF 2  
BOOK: 550 PAGE: 739 FEES: \$15.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

**Thomas B. Walker**, a married person dealing in his sole and separate property ("Grantor"), for and in consideration of Ten Dollars (\$10.00), conveys and warrants to Cal-Gal Holdings Company, LLC ("Grantee"), whose mailing address is 10 Wakely Road, Sheridan, Wyoming 82801-9635, the following described real property situate in the County of Sheridan, State of Wyoming, to wit:


Please see Exhibit "A"

TOGETHER WITH all improvements situate thereon, and all easements and appurtenances belonging thereto.

SUBJECT TO all easements, reservations, covenants and restrictions of record, if any. FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

HEREBY releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if applicable.

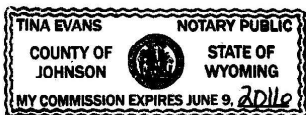
WITNESSED this 11<sup>th</sup> day of December, 2014.

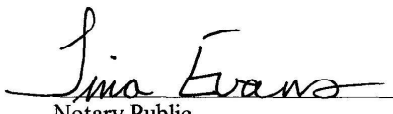
By   
Thomas B. Walker

STATE OF WYOMING     )  
                                  )ss.  
COUNTY OF JOHNSON    )

The foregoing instrument was acknowledged before me by **Thomas B. Walker** on this 11<sup>th</sup> day of December, 2014.

Witness my hand and official seal.



  
Notary Public  
My commission expires 6-9-16



**EXHIBIT 'A'**

Lots numbered 13, 14, 15 and 16 of Block 1 of Kilbourne Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

**AND**

Lots 6, 7, and 8 and the South 24 3/4 feet of Lot 5, Block 5, Kilbourne Addition to the Town now City of Sheridan, Sheridan County, Wyoming.

**AND TO INCLUDE** that portion conveyed in Quitclaim Deed recorded January 19, 1999, in Book 401, Page 519, Sheridan County, Wyoming records, more particularly described as follows:

That portion of a vacated alley lying north of the north right of way line of Whitney Street; east of the east line of Lot 2, Block 1, Residence Hill Addition; west of the west line of Lots 13, 14, 15 and 16, Block 1, Kilbourne's Addition to the City of Sheridan, Sheridan County, Wyoming said portion being more particularly described as follows:

Beginning at the southeast corner of said Lot 2, Block 1, Residence Hill Addition, (Monumented with a 1 1/2" Aluminum Cap Per LS 2615); thence N 00°25'49"E, 105.06 feet along said east line of Lot 2, Block 1, Residence Hill Addition to a point; thence S 87°21'09"E, 12.86 feet to a point, said point lying on said west line of Lot 13, block 1, Kilbourne's Addition; thence S 00°26'47"W, 104.56 feet to a point, said point being the southwest corner of said Lot 16, Block 1, Kilbourne's Addition (Monumented with a 1 1/2" Aluminum Cap Per LS 2615); thence N 89°34'51"W, 12.83 feet along said north right of way line of Whitney Street to the Point of Beginning.

**NO. 2014-716485 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PALMERLEE & DURRANT LLC ATTORNEYS AND COUNSELORS AT I  
11 NORTH MAIN STREET - SUITE 100 BUFFALO WY 82834 *Ed*

QUITCLAIM DEED

The City of Sheridan, Wyoming, a political subdivision of the State of Wyoming ("Grantor") whose address is 55 E. Grinnell Plaza, Sheridan, Wyoming, hereby conveys and quitclaims to Cal-Gal Holdings Company, LLC ("Grantee") the following described real property situate in the City of Sheridan, County of Sheridan, State of Wyoming:

A tract of land being a portion of Brooks Street, Vacated, lying between Block 1 and Block 2 of the Kilbourne's Addition, City of Sheridan, Sheridan County, Wyoming; more particularly described as follows:

Beginning at the Southeast Corner of Block 1, said Kilbourne's Addition; thence N 0 24'35" E for a distance of 132.32 feet; thence S 89 38'48" E for a distance of 40 feet; thence S 0 24'35" W for a distance of 132.245 feet to the North line of Whitney Street; thence N 89 45'12" W for a distance of 40 feet to the point of beginning.  
Said tract of land contains 5,291 Square Feet.

Together with all improvements and appurtenances thereunto belonging.

Subject to all exceptions, reservations, rights of way, easements, covenants, restrictions 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 building and zoning regulations and city, county, and state subdivisions laws.

This Quitclaim Deed is given in accordance with a Motion duly adopted by the City Council of the City of Sheridan, Wyoming in a regular meeting on July 20, 2020.

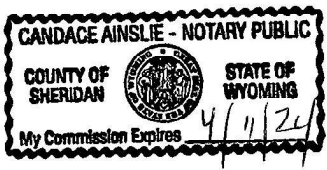
DATED this 23 day of March, 2021.

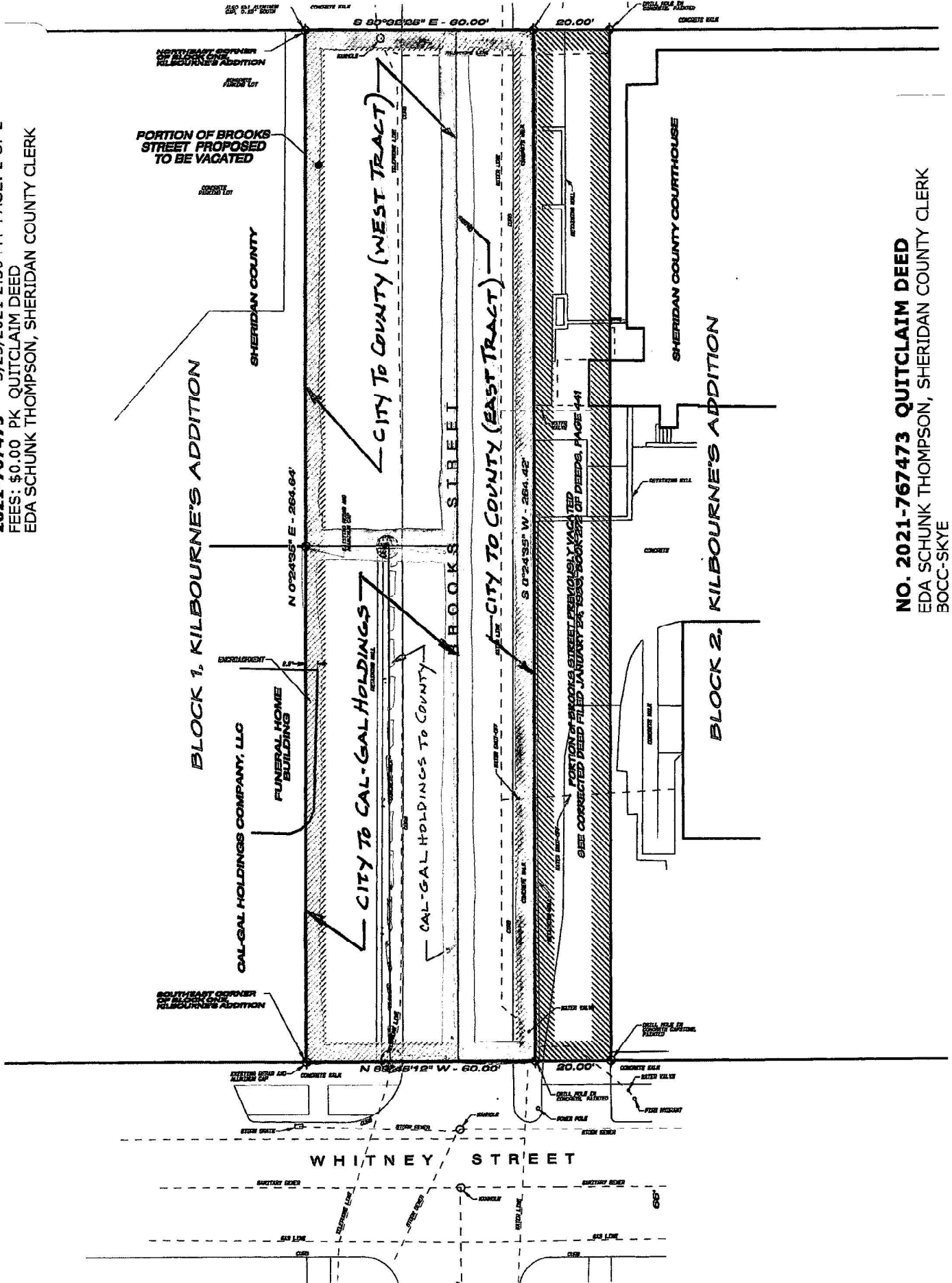
By Richard Bridger  
Mayor Richard Bridger, City of Sheridan

State of Wyoming )  
County of Sheridan )

The foregoing instrument was acknowledged before me this 23 day of March, 2021, by Richard Bridger  
WITNESS my hand and official seal.

[Signature]  
Notary Public  
My Commission Expires: 4/11/24





**NO. 2021-767473 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
BOCC-SKYE

QUITCLAIM DEED

Cal-Gal Holdings Company, LLC, a Wyoming limited liability company, Grantor, whose address is 224 South Brooks Street, Sheridan, Wyoming, hereby conveys and quitclaims to **Sheridan County, Wyoming**, a political subdivision of the State of Wyoming, Grantee, whose address is 224 South Main Street, Sheridan, Wyoming, the following described real property situate in the City of Sheridan, County of Sheridan, State of Wyoming:

A tract of land being a portion of Brooks Street, Vacated, lying between Block 1 and Block 2 of the Kilbourne's Addition, City of Sheridan, Sheridan County, Wyoming; more particularly described as follows:

Beginning at the point which bears S 89 45'12" E for a distance of 22.02 feet from the Southeast Corner of Block 1, said Kilbourne's Addition; thence N 0 24'35 E for a distance of 132.28 feet; thence S 89 38'48" E for a distance of 17.98 feet; thence S 0 24'35" W for a distance of 132.245 feet to the North line of Whitney Street; thence N 89 45'12" W for a distance of 17.98 feet to the point of beginning.  
Said tract of land contains 2,378 Square Feet.

Together with all improvements and appurtenances thereunto belonging.

Subject to all exceptions, reservations, rights of way, easements, covenants, restrictions 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 building and zoning regulations and city, county, and state subdivisions laws.

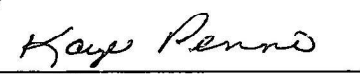
DATED this 30 day of MARCH, 20 21.

By   
Cal-Gal Holdings, LLC

State of Wyoming )  
County of Sheridan )

The foregoing instrument was acknowledged before me this 30 day of March, 20 21, by CARLA SESSIONS / KEVIN SESSIONS

WITNESS my hand and official seal.

  
Notary Public

My Commission Expires: Sept 15, 2021

