

Wilcox Abstract & Title Company  
307 West Burkitt Street  
Sheridan, WY 82801

  
**2023-788717** 11/9/2023 4:22 PM PAGE: 1 OF 4  
FEES: \$21.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### WARRANTY DEED

**Valley Meat 2 LLC**, a Wyoming limited liability company, whose address is 902 Big Goose Road, Sheridan, Wyoming 82801, and **Steven Nelson** and **Amanda Nelson**, whose address is 902 Big Goose Road, Sheridan, Wyoming 82801, (hereinafter collectively known as the "Grantors"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, do hereby convey and warrant unto **Darrell R. Bocek** and **Wendy J. Bocek**, whose address is P.O. box 538, Dayton, Wyoming 82836, (hereinafter known as the "Grantee") as Tenants by the Entirety, all right, title and interest in and to the following described real estate situated in Sheridan, State of Wyoming, to wit:

SEE EXHIBIT A (Legal Description).

Together with all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, to have and to hold the herein-described property unto the Grantee, and its successors and assigns, in fee simple, forever, subject to all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantors, for said Grantors' successors and assigns, covenants with Grantee, and with their successors and assigns, that Grantors are lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due to the current and subsequent years; and that Grantors will, and their successors and assigns shall, warrant and defend the same to said Grantee, and their successors and assigns, forever against the lawful claims of all persons.

This Warranty Deed is specifically subject to the terms and conditions of a *Business Transfer and Real Property Purchase and Sale Agreement*, dated November 9, 2023, between the Grantors and Grantee.


IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed under seal as of the date written below.



**2023-788717** 11/9/2023 4:22 PM PAGE: 2 OF 4  
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**GRANTORS:**

**STEVEN NELSON**

By:   
Steven Nelson

Date: 11/9/23


**AMANDA NELSON**

By:   
Amanda Nelson

Date: 11-9-23

**VALLEY MEAT 2 LLC**

A Wyoming limited liability company

By:   
Steven Nelson, Authorized Agent

Date: 11/9/23

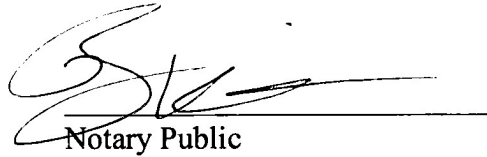
**ACKNOWLEDGEMENTS**

STATE OF WYOMING     )  
                                      )ss.  
County of Sheridan     )

The above and foregoing *Warranty Deed* was acknowledged before me by Steven Nelson  
this 9<sup>th</sup> day of November, 2023.

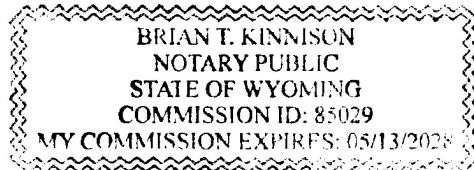
WITNESS my hand and seal.

My Commission expires: 5-13-28

  
Notary Public

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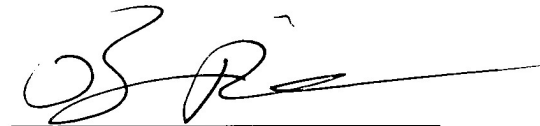
STATE OF WYOMING     )  
                                      )ss.  
County of Sheridan     )



The above and foregoing *Warranty Deed* was acknowledged before me by Amanda Nelson  
this 9<sup>th</sup> day of November, 2022.

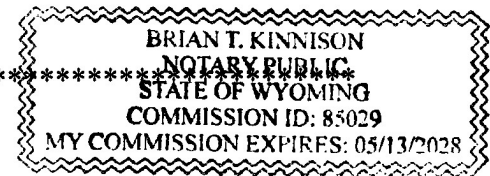
WITNESS my hand and seal.

My Commission expires: 5-13-28

  
Notary Public

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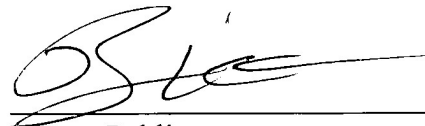
STATE OF WYOMING     )  
                                      )ss.  
County of Sheridan     )

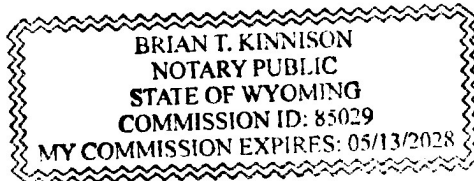


The above and foregoing *Warranty Deed* was acknowledged before me by Steven Nelson,  
in his capacity as Authorized Agent for Valley Meat 2 LLC, a Wyoming limited liability company,  
this 9<sup>th</sup> day of November, 2023.

WITNESS my hand and seal.

My Commission expires: 5-13-28

  
Notary Public





**WARRANTY DEED**

Valley Meat Company, L.L.C. – Darrel R. Bocek & Wendy J. Bocek  
Valley Meat 2 LLC

**EXHIBIT A**  
**Legal Description**

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 19, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the north quarter corner of said Section 19 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); then S00°19'22"W, 959.76 feet to the POINT OF BEGINNING of said tract (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615) said point being the northeasterly corner of a tract of land described in Book 473 of Deeds, Page 218; thence S58°54'49"W, 498.97 feet along the southerly line of said tract described in Book 473 of Deeds, Page 218 to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615), said point being the southeast corner of said tract; thence N32°38'58"W, 226.17 feet along the westerly line of said tract to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615), said point being the northwest corner of said tract; thence N57°53'09"E, 298.61 feet along the northerly line of said tract to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615); thence S86°00'23"E, 54.12 feet along said northerly line of said tract to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615), said point being the northwesterly corner of a tract of land described in Book 516 of Deeds, Page 275; thence N63°55'11"E, 269.96 feet along the northerly line of said tract described in Book 516 of Deeds, Page 275 to a point lying on a fence line, said point being the northeast corner of said tract; thence S00°00'57"W, 206.46 feet along the east line of said tract and said fence line to the POINT OF BEGINNING of said tract.

**NO. 2023-788717 WARRANTY DEED**

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