

## SHERIDAN COUNTY, WYOMING

SPECIAL WARRANTY DEED  
 WYOMING SECURITIES CO. &  
 GEORGE L. MORRISON  
 TO  
 SHERIDAN COUNTY  
 FILED 9/00 A. M.  
 SEPTEMBER 29, 1941  
 NO. 243013

SPECIAL WARRANTY DEED

THIS DEED, Made this second day of September, in the year of our Lord One Thousand Nine Hundred and Forty-One between THE WYOMING SECURITIES COMPANY, a corporation organized under the laws of the State of Wyoming, and GEORGE L. MORRISON, of the County of Sheridan, State of Wyoming, parties of the first part, and the COUNTY OF SHERIDAN, State of Wyoming, party of the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, convey, and confirm unto the said party of the second part, its successors and assigns forever, all the following described lots or parcels of land situate, lying and being in the County of Sheridan, and State of Wyoming, to wit:

Northwest Quarter of Southwest Quarter ( $NW\frac{1}{4}$  of  $SW\frac{1}{4}$ ); West Half ( $W\frac{1}{2}$ ) of Northeast Quarter of Southwest Quarter ( $NE\frac{1}{4}$  of  $SW\frac{1}{4}$ ); East Half ( $E\frac{1}{2}$ ) of West Half ( $W\frac{1}{2}$ ) of Northwest Quarter ( $NW\frac{1}{4}$ ); West Half ( $W\frac{1}{2}$ ) of East Half ( $E\frac{1}{2}$ ) of Northwest Quarter ( $NW\frac{1}{4}$ ); all in Section Three (3), Township Fifty-Five (55) North, Range Eighty-four (84) West of the 6th P. M. TOGETHER with all and singular the improvements, hereditaments, and appurtenances thereto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances; ESPECIALLY RESERVING, HOWEVER, to the parties of the first part and EXCEPTING from the aforesaid grant and conveyance all right and interest now held by the parties of the first part, or either of them, to stock in the Colorado Colony Ditch Company and in the Big Horn Reservoir Company that otherwise would pass by this conveyance to the party of the second part;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said parties of the first part, for themselves and their successors, do covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns, the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by through, or under the said parties of the first part, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF said THE WYOMING SECURITIES COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers, and the said GEORGE L. MORRISON has affixed his signature the day and year first above written.

## WARRANTY DEED RECORD NO. 50

WITNESS:

H. B. Jeffrey

(REVENUE STAMPS \$11.00)

9/27/41

WITNESS:

W. S. Co. and G. L. M.  
By J. G. H.John G. HuttonGeorge L. MorrisonSTATE OF COLORADO )  
CITY AND COUNTY OF DENVER ) ss.

On this 9th day of September, 1941, before me personally appeared ORVILLE L. DINES, to me personally known, who, being by me duly sworn, did say that he is the Vice President of THE WYOMING SECURITIES COMPANY, the corporation named in the foregoing Special Warranty Deed; and that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and said ORVILLE L. DINES acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 21st day of October, 1943.

Given under my hand and notarial seal this 9th day of September, 1941.

( S E A L )

Frankie P. Cumings  
Notary PublicSTATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss.

I, John G. Hutton, a notary public in and for said county, in the state aforesaid, do hereby certify that said GEORGE L. MORRISON, personally known to me as the person whose name is subscribed to the annexed instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered said instrument of writing of his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

My Commission expires on the 26th day of March, 1943.

Given under my hand and notarial seal this 26th day of September, 1941.

( S E A L )

John G. Hutton  
Notary Public

## SPECIAL WARRANTY DEED

WYOMING SECURITIES CO. &amp;

GEORGE L. MORRISON

TO

SHERIDAN COUNTY

FILED 9/00 A. M.

SEPTEMBER 29, 1941

NO. 243014

## SPECIAL WARRANTY DEED

THIS DEED, Made this second day of September, in the year of our Lord One Thousand Nine Hundred and Forty-One between THE WYOMING SECURITIES COMPANY, a corporation organized under the laws of the State of Wyoming, and GEORGE L. MORRISON, of the County of Sheridan, State of Wyoming, parties of the first part, and the COUNTY OF SHERIDAN, State of Wyoming, party of

the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, convey, and confirm unto the said party of the

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Black Tooth Holdings, LLC, as Assignor, and McDonnell & McDonnell II Land, LLC, as Assignee.

Black Tooth Holdings LLC, with address at 2665 Aviation Dr, Sheridan, Wyoming, 82801, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby assign, transfer and set over unto McDonnell & McDonnell II Land, LLC, with address at 302 North 15<sup>th</sup> Street, Billings, Montana, 59101, all of its right, title and interest in and to the certain lease with a term commencing on June 1, 2018 of LA-1, Block 2: containing 0.94 acres of land more or less in the Sheridan County Airport Business Park, executed by and between the County of Sheridan, State of Wyoming, as Lessor, and this Assignor, as Lessee, and attached hereto as Exhibit A, and all other leases granted in lieu thereof or substituted therefore, together with the premises therein particularly described, which lease, by this reference, is incorporated herein, subject to the rents, agreements, amendments, covenants and conditions contained therein.

ASSIGNOR

BY: \_\_\_\_\_

Black Tooth Holdings, LLC

Date

4/6/22

STATE OF WYOMING )

) ss.

COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by Patrick Barken on the 10<sup>th</sup> day of April, 2022.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 7.27.24



ASSIGNEE

BY: \_\_\_\_\_

McDonnell & McDonnell II Land, LLC

Date

4/06/22

STATE OF MONTANA )

) ss.

COUNTY OF YELLOWSTONE )

The foregoing instrument was acknowledged before me by Matthew McDonnell on the 10<sup>th</sup> day of April, 2022.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 7.27.24



CONSENT TO ASSIGNMENT

The above Assignment of Lease is hereby approved and accepted.

Executed by Lessor this 5<sup>th</sup> day of April, 20 22.

SHERIDAN COUNTY AIRPORT

BY: [Signature] 4/5/22  
John W. Stopka Date  
Airport Manager

BOARD OF COUNTY COMMISSIONERS

Sheridan County, Wyoming

BY: [Signature]  
Lonnie Wright, Chairman Date

ATTEST:

[Signature] 4/5/22  
Eda Schunk Thompson, Date  
County Clerk

Approved as to form:

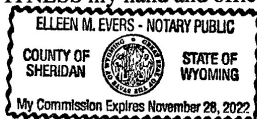
[Signature] 4-5-22  
Clinton D. Beaver, Date  
Deputy County Attorney

STATE OF WYOMING )

COUNTY OF SHERIDAN ) ss.

On this 5<sup>th</sup> day of April, 20 22, before me personally appeared,  
Lonnie J. Wright Being first duly sworn, did say that he is the Chairman of the Board of  
County Commissioners, Sheridan County, Wyoming and that this instrument was signed and sealed on  
behalf of Sheridan County by authority of said Board and he acknowledged said instrument to be the free  
act and deed of said Board.

WITNESS my hand and official seal.



[Signature]  
Notary Public

My Commission Expires: 11-28-2022

NO. 2022-777585 ASSIGNMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
COWBOY STATE TITLE P O BOX 6590  
SHERIDAN WY 82801