

WARRANTY DEED

John E. Anderson, a single man, of P.O. Box 414, Ranchester, WY, 82839 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS AND WARRANTS unto Blaine R. Phillips, a single man, of P.O. Box 20, Sheridan, WY, 82801 ("Grantee"), the following described real property with an address of 461 and 465 North Sheridan Ave., City of Sheridan, County of Sheridan and State of Wyoming, and more particularly described as:

Part of Lot 2, Block 53, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows: Beginning at a point on the West line of Block 53, which point is South 60.85 feet from the Northwest corner of Lot 1, Block 53, of said Addition, thence N.89°08' East, a distance of 140 feet to the East line of said Block, thence South along the East line of said Block 53, a distance of 35.2 feet; thence S. 89°44' West, a distance of 140 feet to the West line of Block 53, thence North, along the West line of said Block 53 a distance of 33.75 feet to the point of beginning. And, parts of Lots 1 and 2, Block 53, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows: Beginning at a point on the West line of Block 53 which point is South 26.60 feet from the Northwest corner of said Lot 1; thence N. 89°25' East a distance of 140 feet, to the East line of said Block 53; thence South along the East line a distance of 33.55 feet; thence S. 89°08' West a distance of 140 feet, to the West line of said Block, thence North along the West line of said Block 53, a distance of 34.25 feet to the point of beginning. And, part of Lot 1, Block 53, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming, more particularly described as follows: Beginning at the Northwest Corner of Lot 1; thence N89°55'E, 140 feet to the Northeast Corner of said Lot 1; thence South along the East line of said Lot 1, 25.00 feet to a point; thence S89°25'W, 140 feet to a point on the West line of said Lot 1; thence North 26.60 feet to the point of beginning.

AND

Part of Lots 2 and 3, Block 53, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows: Beginning at a point on the West line of Block 53, which point is South 94.6 feet from the Northwest corner of Lot 1, Block 53, of said Addition; thence N. 89°44' East, a distance of 140 feet to the East line of Block 53; thence South, along the East line of said Block 53 a distance of 33.1 feet; thence S. 89°13' West a distance of 140 feet to the West line of said Block, thence North, along the West line of said Block 53, a distance of 34.35 feet to the point on beginning. And, part of Lot 3 and the North 20 feet of Lot 4, Block 53, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows: Beginning at a point on the West

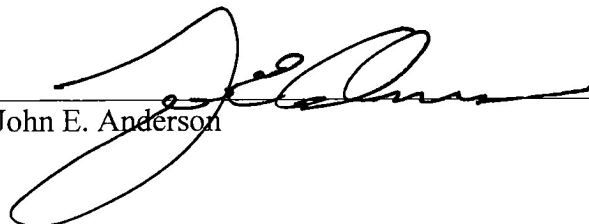
line of said Block 53, which point is South 128.95 feet from the Northwest corner of Lot 1, Block 53 of said Addition; thence N. 89°13' East a distance of 140 feet to the East line of said Block 53; thence South, a distance of 43.15 feet; thence N. 89°55' West a distance of 140 feet to the West line of said Block 53, thence North, along the West line, for a distance of 41.05 feet to the point of beginning.

TOGETHER WITH all improvements situate thereon and all appurtenances, appurtenant water, water rights, ditches and ditch rights adjudicated thereto and ditch company shares associated with the property; and,

SUBJECT TO: (a) record reservations and exceptions in patents from the United States or the State of Wyoming; (b) all easements, restrictions, covenants, rights-of-way and other encumbrances of record; (c) all applicable building and zoning regulations and city, state and county subdivision laws; and, (d) subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises.

DATED this ____ day of May, 2024.

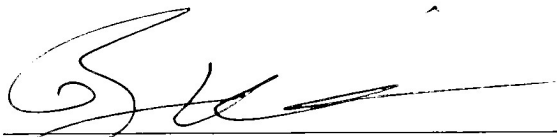
GRANTOR:

By: 
John E. Anderson

STATE OF WYOMING)
: ss
County of Sheridan)

The above and foregoing Warranty Deed was executed and acknowledged before me on this 15th day of May, 2024, by John E. Anderson.

Witness my hand and official seal.


Notary Public

My commission expires: 5-13-28

