



WARRANTY DEED

THIS INDENTURE is made the 3rd day of September, 2014, by and between COLLECTION PROFESSIONALS, INC., a corporation organized and existing under and by virtue of the laws of the State of Wyoming and having its principal place of business in the County of Johnson, State of Wyoming, the Grantor, and L-T Investments, LLC, a Wyoming limited liability company, whose address is P.O. Box 370, Buffalo, WY 82834, the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, CONVEY AND WARRANT unto the said Grantee all of that certain tract, lot, piece and parcel of land situate in the County of Sheridan, State of Wyoming and particularly described as follows:

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Beginning at a point on the Southeast corner of a tract of land described in Book 163 of Deeds, Page 359, said point being NO°23'48"E, 3281.05 feet from the South quarter corner of said Section 35, Thence N19°40'04"W 279.74 feet to the Northeast corner of said tract, thence S85°17'23"W 46.03 feet along the North line of said tract to a point, said point being the Southeast corner of a tract described in Book 169 of Deeds, Page 547, thence S59°39'21"W, 139.15 feet along the South line of said tract to a point on the easterly right-of-way line of Coffeen Avenue, thence along said easterly right-of-way line through a curve to the right having a radius of 1472.93 feet, a delta of 9°34'59", a length of 246.36 feet, a chord bearing of S29°55'57"E, and a chord length of 246.07 feet to the Northwest corner of a tract described in book 243 of Deeds, Page 185, thence N66°00'22"E, 20.00 feet to the Northeast corner of said tract, thence S77°16'58"E, 56.89 feet to the Southeast corner of said tract, thence N66°00'22"E, 69.58 feet along the South line of said tract described in Book 163 of Deeds, Page 359, to the point of beginning.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized officer, the day and year first above written.

COLLECTION PROFESSIONALS, INC.

By: *Dennis R. Lawrence*
Dennis R. Lawrence, President

Attest:

Bradley G. Taylor
Bradley G. Taylor, Secretary

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On the 3rd day of September, 2014, before me personally appeared DENNIS R. LAWRENCE and BRADLEY G. TAYLOR, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary of COLLECTION PROFESSIONALS, INC., that said Warranty Deed was signed on behalf of said corporation by authority of its Board of Directors, and that said President and Secretary acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and official seal.

Maryann McCormick
Notary Public
My commission expires: 5-13-16

