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BOOK: 581 PAGE: 762 FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Seven Pillars Resources, Limited Liability Company, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Axe, LLC, a Wyoming limited liability company, GRANTEE, whose address is 782 Big Goose Road, Sheridan, 82801, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

All that portion of Blocks 5, 6, 7, 8 and 9, including vacated alleys, Stevens and Lonabaugh Avenues and Canfield Street, Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at the southeast corner of Block 4 of said Suburban Homes Company Addition, said corner being marked with a highway right of way brass cap set in concrete; thence N. 0°39'26" E., 58.96 feet to an iron pin; thence N. 66°41'00" E., 519.06 feet to an iron pin; thence S. 23°19'00" E., 333.66 feet to an iron pin; thence S. 66°41'00" W., 524.59 feet to a point; thence N. 23°45'34" W., 179.87 feet to a point; thence S. 66°41'00" W., 103.00 feet to a point; thence N. 7°20'43" W., 41.61 feet to a highway right of way brass cap set in concrete; thence N. 27°52'13" E., 95.62 feet to the point of beginning.

AND

All that portion of Blocks 5 and 6, including alleys, Stevens and Lonabaugh Avenues, Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at a point located N 0°39'26" E., 58.96 feet from the southeast corner of Block 4 of said Suburban Homes Company Addition, said corner being marked with a highway right of way brass cap set in concrete; thence N 0°30'26" E., 175.55 feet to a highway right of way brass cap set in concrete; thence N 25°45'11" E., 252.20 feet to a highway right of way brass cap set in concrete; thence through a curve to the right having a central angle of 90°59'17" and a radius of 80.00 feet for a curve length of 285.85 feet, the chord of which bears N 63°19'39" E., 257.64 feet to an iron pin; thence S 23°19'00" E., 340.72 feet to an iron pin; thence S 66°41'00" W., 519.06 feet to the point of beginning.

AND

All that portion of Blocks 6 and 7, Lonabaugh Avenue and Canfield Street, Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at an iron pin which is located N 0°39'26" E., 58.96 feet and N 66°41'00" E., 519.06 feet from the southeast corner of Block 4, of said Suburban Homes Company Addition, said corner being a highway right of way brass cap set in concrete; thence N 23°19'00" W., 340.72 feet to a point on the highway right of way curve, said point being an iron pin; thence along the highway right of way curve through a central angle of 14°8'36" and a radius of 180 feet for a curve length of 44.43 feet, the chord of which bears S 62°31'30" E., 44.32 feet to a highway right of way brass cap set in concrete; thence S 54°25'45" E., 273.30 feet to a highway right of way brass cap set in concrete; thence S 9°35'00" E., 418.00 feet along the west edge of a county road to an iron pipe; thence S66°41'00" W., 70 feet to an iron pin; thence N 23°19'00" W., 333.66 feet to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land as contained in Warranty Deed conveyed to The City of Sheridan, recorded May 5, 2016, Book 559, Page 561.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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, state and county subdivision laws.



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WITNESS my hand this 11th day of July, 2019.



Seven Pillars Resources, Limited Liability Company

Susan J. Osborn Authorized Member
By: Susan J. Osborn
Title: Authorized member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 11th day of July, 2019, by Susan J. Osborn
as Authorized member of Seven Pillars Resources, Limited Liability Company,
a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires January 3, 2023