



2021-774856 12/14/2021 10:23 AM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Tran Properties, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00) in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **ACCES, LLC, a Wyoming limited liability company**, whose address is 425 Kingfisher Ave., Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A tract of land situated in part of Lot 4, Block 11, Gillette's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, as well as in the N1/2NW1/4 of Section 35, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:

Beginning at the Southeast corner of Block 11 of Gillette's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, said point lying on the Westerly line of Coffeen Avenue; thence S42°51'E, along the Westerly line of Coffeen Avenue, 140.9 feet to a point; thence N89°50'W, 168.44 feet to a point; thence North 102.8 feet to a point, said point being on the Southerly line of Block 11 of Gillette's Second Addition; thence East 13.1 feet along said Southerly line of Block 11 to a point; thence N56°49'E, 44.2 feet to a point on the Westerly line of Coffeen Avenue; thence along the Westerly line of Coffeen Avenue S42°51'E, 33.0 feet to the Southeast corner of Block 11 of Gillette's Second Addition, the point of beginning.

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

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

WITNESS my hand this 13 day of December, 2021.

TRAN PROPERTIES, LLC

By: Khanh Tran, Member

By: Vivianne Tran, Member

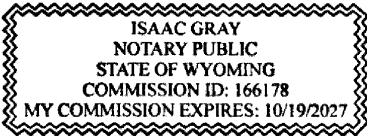


State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Khanh Tran and Vivianne Tran, as Members of Tran Properties, LLC, this 13 day of December, 2021.

Witness my hand and official seal.



My Commission Expires: _____



Signature of Notarial Officer
Title: Notary Public