

WARRANTY DEED

Earl Williams, Amanda Williams, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Agile Pursuits, LLC, a Wyoming limited liability company, whose address is 18 Wild Hollow Rd, 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:

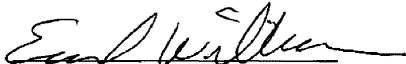
A tract of land lying in the N1/2NW1/4 of Section 35, T56N, R84W, 6th P.M., Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

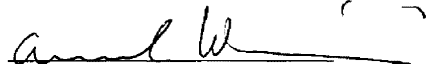
Beginning at a point from which the Southwesterly corner of the Austin Addition to the City of Sheridan, Wyoming lies West 150 feet and South 256.3 feet and on the Easterly Right-of-Way of Sheridan Avenue, thence East 207.15 feet to a point on the Westerly Right-of-Way of Coffeen Avenue, thence N42°42'W 67.4 feet along said Westerly Right-of-Way to a point being the NE corner of said tract, thence N89°50'03"W a distance of 161.4 feet, thence South 50 feet to the point of beginning, the basis of bearings of afore-described tract being the Easterly Right-of-Way of Sheridan Avenue being a North-South line.

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.

Dated this 30th day of December, 2021.


Earl Williams


Amanda Williams

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Earl Williams, Amanda Williams, this 30th day of December, 2021.

Witness my hand and official seal.

My Commission Expires

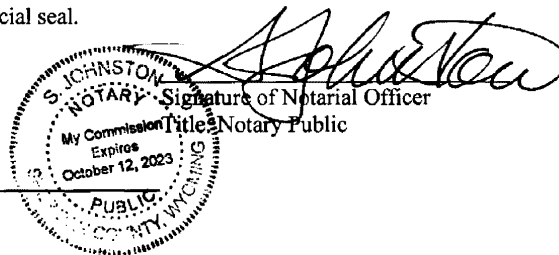




EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 45320

A tract of land lying in the N1/2NW1/4 of Section 35, T56N, R84W, 6th P.M., Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a point from which the Southwesterly corner of the Austin Addition to the City of Sheridan, Wyoming lies West 150 feet and South 256.3 feet and on the Easterly Right-of-Way of Sheridan Avenue, thence East 207.15 feet to a point on the Westerly Right-of-Way of Coffeen Avenue, thence N42°42'W 67.4 feet along said Westerly Right-of-Way to a point being the NE corner of said tract, thence N89°50'03"W a distance of 161.4 feet, thence South 50 feet to the point of beginning, the basis of bearings of afore-described tract being the Easterly Right-of-Way of Sheridan Avenue being a North-South line.