

WARRANTY DEED

SCHMIDT INVESTMENTS, LLC, a Wyoming Limited Liability Company, Grantor, whose address is P. O. Box 115, Big Horn, WY 82833, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **SESSUMS AUTOMOTIVE SERVICES, LLC**, a South Dakota Limited Liability Company, Grantee, whose address is 10566 Briarwood Court, Rapid City, South Dakota 57702-8628, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

Lot 2, Dunn Investment, Inc. Subdivision, Sheridan County, Wyoming, recorded October 20, 1998 in Drawer D, Plat #13.

EXCEPTING therefrom the land contained in Warranty Deed conveyed to the City of Sheridan by Instrument recorded March 24, 2005 in Book 461 of Deeds, Page 791.

TOGETHER with a fifteen (15) foot Easement for ingress and egress located on Lot 1 of the Dunn Investment, Inc. Subdivision, City of Sheridan, Wyoming, said easement being fifteen (15) feet easterly of the following described line:

Beginning at the southwesterly corner of said Lot 1; thence along the westerly boundary of said Lot 1, N31°13'47"E, 68.78 feet to the northwesterly corner of said Lot 1, lengthening or shortening the side lines of said easement to intersect property boundary lines.

TOGETHER with all improvements and appurtenances situate thereon; and,

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.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 10 day of March, 2008.

SCHMIDT INVESTMENTS, LLC

By: [Signature]

Member

By: [Signature]

Member

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 10th day of March, 2008, by Rodney K. Schmidt and Jody C. Schmidt, Members of Schmidt Investments, LLC, Grantors.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission expires: 5-13-10

