



2019-753842 11/5/2019 4:21 PM PAGE: 1 OF 2
 BOOK: 584 PAGE: 254 FEES: \$15.00 HLM WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Hardesty Investments, LLC, 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 Mitch and Murray, LLC, a Wyoming limited liability company, GRANTEE, whose address is PO Box 81538, Billings MT 59108, 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:

See EXHIBIT "A" attached hereto;

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.

WITNESS my/our hand(s) this 5 day of November, 2019

Hardesty Investments, LLC,
 a Wyoming limited liability company

James T. Hardesty
 By: James T. Hardesty
 Title: Member

Hardesty Investments, LLC,
 a Wyoming limited liability company

Candace A. Hardesty
 By: CANDACE A. HARDESTY
 Title: Member

STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 5 day of November, 2019, by James T. Hardesty, as Member of Hardesty Investments, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission expires 4/10/22

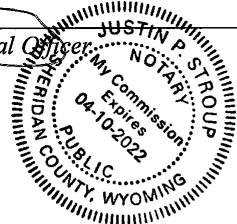
STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 5 day of November, 2019, by Candace A. Hardesty, as Member of Hardesty Investments, LLC, a Wyoming limited liability company.

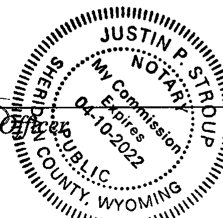
WITNESS my hand and official seal.

My Commission expires 4/10/22

Justin P. Stroup
 Signature of Notarial Officer
 Title: Notary Public



Justin P. Stroup
 Signature of Notarial Officer
 Title: Notary Public





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EXHIBIT "A"

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows: Commencing at a point 30 feet West and 171 feet North of the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence West parallel to the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ 221 feet to a point; thence North 94 feet to a point; thence West 132 $\frac{1}{2}$ feet to a point; thence North 344 feet to the South line of the Sugar Factory Tract; thence South 77° East 98 feet to the Northwest corner of the Coulter-Bloomfield Tract; thence South 233 feet to a point which is 33 feet South of the Southwest corner of said Coulter-Bloomfield Tract; thence East 268 feet to a point in the West right-of way of Highway 87, which point is 33 feet South of the Southeast corner of the Windsor Auto Court Tract; thence South 178 feet to the point of beginning.

ALSO a tract of land situated in the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, described as follows: Commencing at a point which is North 55°59' West, 303.7 feet from the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 35; thence South 89°24' West, 50 feet to a point; thence North 92.5 feet to a point; thence East 50 feet to a point; thence South 92 feet to the point of beginning.

ALSO

A tract of land situated in said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 35, described as follows: Commencing at a point which is North 60°41' West, 346 feet from the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 35; thence South 89°24' West, 81.6 feet to a point; thence North 0°26'30" West, 93.4 feet to a point; thence East 82.3 feet to a point; and thence South 92.5 feet to the point of beginning.

NO. 2019-753842 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801