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BOOK: PAGE: FEES: \$18.00 DO SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

SUNSET TERRACE PARTNERSHIP, a Wyoming general partnership, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND SPECIALLY WARRANTS** against all who claim by, through, or under the Grantor, but against none others, to **SUNSET TERRACE LLC**, a Wyoming limited liability company, Grantee, whose address is 50 E. Loucks, Suite 110, Sheridan, WY 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

See, attached Exhibit A

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

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 24 day of January, 2020.

GRANTOR

SUNSET TERRACE PARTNERSHIP, a
Wyoming general partnership

By: Ronald Edward Rundle
Ronald Edward Rundle, Authorized Agent

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STATE OF ALABAMA)
County of JEFFERSON) ss.

This instrument was acknowledged before me this 24 day of January, 2020, by Ronald Edward Rundle as Authorized Agent of Sunset Terrace Partnership, a Wyoming general partnership, Grantor.

WITNESS my hand and official seal.

Michael R. Williams
Signature of Notarial Officer
Title and Rank: Notary Public

My Commission expires: _____

MICHAEL R. WILLIAMS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 12-5-20

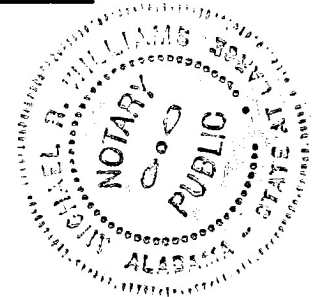




EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, BEING MARKED BY A ALUMINUM CAP, FROM WHENCE THE NORTHEAST CORNER OF SECTION 3 BEARS N89°46'19"E A DISTANCE OF 2645.30 FEET, BEING MARKED BY A 3" BRASS CAP;

THENCE S 46°05'44" W A DISTANCE OF 50.37 FEET TO THE SOUTH RIGHT-OF-WAY OF AIRPORT ROAD AND THE POINT OF BEGINNING, BEING MARKED BY A 2" ALUMINUM CAP;

THENCE ALONG SAID RIGHT-OF-WAY N 89°19'10" E A DISTANCE OF 172.71 FEET TO A 2" ALUMINUM CAP;

THENCE LEAVING SAID RIGHT-OF-WAY S 01°00'56" E A DISTANCE OF 265.16 FEET TO A 1 1/2" ALUMINUM CAP;

THENCE N 89°53'14" E A DISTANCE OF 156.82 FEET TO A 1 1/2" ALUMINUM CAP;

THENCE S 00°52'46" E A DISTANCE OF 1055.56 FEET TO A #5 REBAR;

THENCE S 89°13'48" W A DISTANCE OF 328.37 FEET TO A 3" BRASS CAP;

THENCE N 00°57'23" W A DISTANCE OF 1322.79 FEET TO THE POINT OF BEGINNING;