



WARRANTY DEED

First Northern Bank of Wyoming, a Wyoming corporation, 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 Mark J. Craney and Tracy A. Craney, husband and wife as tenants by the entirety with rights of survivorship, GRANTEEES, whose address is PO Box 118 Story WY, 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:

A tract of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 53 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 58°45'30" E a distance of 1802.6 feet from the Southwest corner of said Section 7 (said point of beginning being in the center of the Mountain Home Improvement County Road); thence following the center of said County road N 0°34' E for a distance of 76.5 feet; thence N 17°37' E for a distance of 177 feet; thence leaving the center of the County Road on a bearing of N 88°35' W for a distance of 427.9 feet thence S 30°55' E for a distance of 48.4 feet; thence N 74°42' E for a distance of 62.3 feet; thence S 27°27' E for a distance of 95.9 feet to the center of Piney Cruse Canal; thence following the center of said Canal, S 70° W for a distance of 55.2 feet; thence leaving the center of said Canal, S 6°19' W for a distance of 46.3 feet; thence S 15°10' W for a distance of 126.8 feet; thence N 80°58'30" W for a distance of 89.85 feet to a point in the center of Piney Cruse Canal; thence along the center of said Canal, S 13°39' W for a distance of 72 feet; thence leaving said Canal, N 74°03'30" W for a distance of 432.1 feet to the point of beginning;

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 1 day of November, 2016.

First Northern Bank of Wyoming,
 a Wyoming corporation

By: Justin West
 Title: VICE PRESIDENT

STATE OF Wyoming)
)ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 1 day of November, 2016, by Justin West, as Vice President of First Northern Bank of Wyoming, a Wyoming corporation.

WITNESS my hand and official seal.

[Signature]
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 4-10-18

