



WARRANTY DEED

Elaine B. Hilman and Zane R. Hilman, Trustees of the Elaine B. Hilman Living Trust dated December 7, 2005, and Elaine B. Hilman and Zane R. Hilman, Trustees of the Zane R. Hilman Living Trust dated December 7, 2005, as their interests may appear, GRANTORS, 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 John Boam and Kayla Boam, husband and wife, as tenants by the entirety, GRANTEES, whose address is P.O. Box 145 Big Horn WY 82833, 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 situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 54 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the north line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, said point being South 89°50' East 761 feet from the NW Corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, said point being also on the fence running along the Westerly side of the County Road; thence along the said fence line South 1°55' West 145 feet; thence South 37°51' West 70 feet; thence South 55°25' West 197 feet; thence South 61°15' West 251 feet; thence South 30°41' West 173 feet; thence South 45°35' West 110 feet; thence South 12°01' West 214 feet; thence South 23°21' West 265 feet, more or less, to a point on the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25; thence along the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, North 00°45' West 1110 feet, more or less, to the NW Corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25; thence South 89°50' East 761 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.

RESERVING UNTO Grantors, for each of them, a life estate in the above-described property to live and exclusively use during both of their lifetimes, and for the survivor of them, in their sole discretion. During their lifetimes, Grantors are permitted to live and use the property as each sees fit. No compensation shall be paid from Grantors to Grantees for their use and occupancy of the property. Upon the deaths of both Grantors, this life estate shall automatically terminate and Grantees shall own all right, title and interest in the property without any claim by others.

WITNESS our hands this ____ day of April, 2018.

Elaine B. Hilman Living Trust dated December 7, 2005, and
Zane R. Hilman Living Trust dated December 7, 2005, by:

Elaine B. Hilman
Elaine B. Hilman, Trustee

Zane R. Hilman
Zane R. Hilman, Trustee

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20 day of April, 2018, by Elaine B. Hilman and Zane R. Hilman, as Trustees of: the Elaine B. Hilman Living Trust dated December 7, 2005, and the Zane R. Hilman Living Trust dated December 7, 2005.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4-10-22

