



2018-746866 12/4/2018 10:39 AM PAGE: 1 OF 2
BOOK: 578 PAGE: 87 FEES: \$15.00 MFP WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Claire K. Ashe, a single person, and Kim R. Warren, a single person, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Tad M. Tipton and Hillary N. Tipton, husband and wife as tenants by the entirety with rights of survivorship, GRANTEE, whose address is 6 Healey Ln, Sheridan, WY 82801, 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 3rd day of December, 2018.

Claire K Ashe
Claire K. Ashe

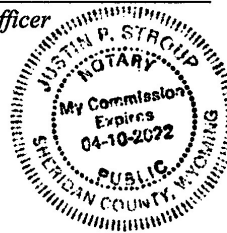
Kim R Warren
Kim R. Warren

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 3 day of December, 2018 by Claire K. Ashe.

WITNESS my hand and official seal.

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



My Commission expires: 4/10/22

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 3 day of December, 2018 by Kim R. Warren.

WITNESS my hand and official seal.

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



My Commission expires: 4/10/22



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EXHIBIT "A"

A tract of land situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said Tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 35; thence S37°37'08"E, 1955.12 feet to the Point of Beginning of said tract, said point lying on the southwesterly right of way line of U.S. Highway No. 87; thence S42°14'15"W, 1050.00 feet to a point; thence due South, 732.00 feet to a point; thence Due West, 613.81 feet to a point, said point lying on the westerly line of Parcel 3 described in Book 384 of Deeds, Page 5; thence N10°32'20"W, 494.96 feet along said westerly line of Parcel 3 to a point; thence N00°04'44"W, 1180.57 feet along the west line of said Parcel 3 to the Northwest corner of said Parcel 3, said point lying on the southerly line of Arab Acres Subdivision to Sheridan County; thence S75°59'49"E, 99.74 feet along the southerly line of said Arab Acres Subdivision and northerly line of said Parcel 3 to a point; thence S88°06'49"E, 312.22 feet along said southerly line of Arab Acres Subdivision and northerly line of said Parcel 3 to a point; thence S41°47'25"E, 361.45 feet along said southerly line of Arab Acres Subdivision and northerly line of said Parcel 3 to a point, said point being the southwesterly corner of parcel 1 described in Book 384 of Deeds, Page 5; thence N49°42'48"E, 243.99 feet along the northwesterly line of said Parcel 1 to a point; thence N32°59'12"W, 287.78 feet along said northwesterly line of Parcel 1 to a point; thence N53°48'52"E, 311.48 feet along said northwesterly line of Parcel 1 to the northwest corner of said Parcel 1, said point lying on said southwesterly right of way line of US Highway No. 87; thence S47°45'45"E, 650.00 feet along said southwesterly right of way line of US Highway No. 87 to the Point of Beginning of tract.

NO. 2018-746866 WARRANTY DEED

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