

WARRANTY DEED

Adam Weatherby and Brenda Weatherby, husband and wife, 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 Adam Weatherby and Brenda Weatherby, Trustees of the Weatherby Family Living Trust dated May 16, 2014, GRANTEE, whose address is 29 Soldier Drive, 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 our hands this 23rd day of March, 2021.

Adam Weatherby
Adam Weatherby

Brenda Weatherby
Brenda Weatherby

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 23rd day of March, 2021 by Adam Weatherby.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

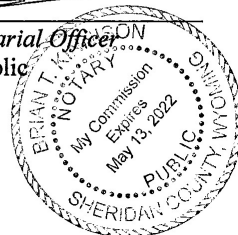
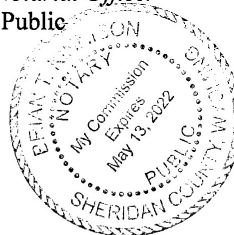
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 23rd day of March, 2021 by Brenda Weatherby.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22





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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 23, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in Drawer "A" of Plat, Number "452", County Clerk's Office, Sheridan County Courthouse; said tract of land being more particularly described as follows:

Beginning at the north quarter corner of said Section 23 (Monumented with a 3 $\frac{1}{4}$ " Aluminium Cap Per PLS 6812; thence N89°35'26"E, 1330.84 feet along the north line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ to a point; said point being the northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S43°50'23"E, 76.95 feet to a point, said point lying on the centerline of Soldier Creek Road (AKA County Road No. 74) and the south line of a tract of land described in Book 468 of Deeds, Page 468; thence S46°09'37"W, 72.88 feet along the centerline of Soldier Creek Road and said south line of said tract described in Book 468 of Deeds, Page 468 to a point; thence S35°14'18"W, 116.84 feet along said centerline and said south line to a point; thence S24°42'51"W, 150.17 feet along said centerline and said south line to a point; thence S19°42'37"W, 493.37 feet along said centerline and said south line to a point; thence, along said centerline and said south line through a non-tangent curve to the right, having a central angle of 04°29'52", a radius of 716.04 feet, an arc length of 56.21 feet, a chord bearing of S21°58'01"W, and a chord length of 56.19 feet to a point; thence, leaving said centerline and said south line, N71°57'58"W, 934.45 feet to a point; thence, through a curve to the right, having a central angle of 18°00'44", a radius of 580.00 feet, an arc length of 182.34 feet, a chord bearing of N62°57'36"W, and a chord length of 181.59 feet to a point; thence N53°57'14"W, 35.00 feet to a point; thence, through a curve to the left, having a central angle of 41°11'20", a radius of 220.00 feet, an arc length of 158.15 feet, a chord bearing of N74°32'54"W, and a chord length of 154.77 feet to a point; thence S84°51'26"W, 170.67 feet to a point; thence, through a curve to the left, having a central angle of 49°07'22", a radius of 220.00 feet, an arc length of 188.62 feet, a chord bearing of S60°17'44"W, and a chord length of 182.89 feet to a point; thence S35°44'03"W, 654.96 feet to a point; thence, through a curve to the right, having a central angle of 53°50'25", a radius of 205.00 feet, an arc length of 192.64 feet, a chord bearing of S62°39'15"W, and a chord length of 185.63 feet to a point; thence N00°25'32"W, 1126.00 feet to a point, said point lying on the north line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence N89°34'39"E, 1098.46 feet along the north line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ to the Point of Beginning of said tract.

NO. 2021-767656 WARRANTY DEED

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