

WARRANTY DEED

Harold Andreason, Trustee of the Harold Andreason Trust under Agreement dated April 20, 2001, 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 William Minick and Kim Minick, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 2735, Wrightwood, CO 92397, 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 parcel of real property situate in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 53 North, Range 83 West being a portion of Lots 1 and 2, First Addition to Kilbourne Park, a subdivision in Sheridan County, Wyoming, beginning at a point which is South 190 feet and East 20 feet of the center of said Section; thence N88°20'45"E, a distance of 180.05 feet; thence South a distance of 325 feet to the left bank of North Piney Creek; thence along the left bank of said North Piney Creek for a distance of 63.5 feet with bearing of N59°22'W, for a distance of 110 feet with bearing of N41°W; and the distance of 70 feet with bearing of N48°W; thence North a distance of 157 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 25 day of Oct., 2019.

Harold Andreason Trustee
Harold Andreason, Trustee

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 25th day of October, 2019, by Harold Andreason, Trustee of the Harold Andreason Trust under Agreement dated April 20, 2001.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-73-22

