



## WARRANTY DEED

Julia Ann Gerlach, Murray Lance Terry and Michael William Terry, Co-Trustees of the Clarence W. Terry Family Trust under agreement dated November 29, 1990, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Jarrod Hossfeld and Kenda Hossfeld, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is PO BOX 130, Ranchester WY 82839 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 6 day of December, 2024.

The Clarence W. Terry Family Trust under agreement dated November 29, 1990

Julia Ann Gerlach  
Julia Ann Gerlach, Co-Trustee

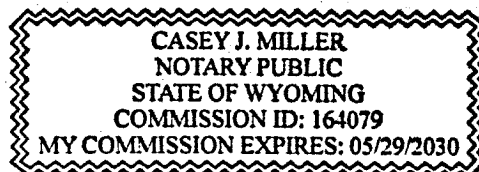
STATE OF Wyoming )  
)ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 6 day of December, 2024 by Julia Ann Gerlach, Co-Trustee of The Clarence W. Terry Family Trust under agreement dated November 29, 1990.

WITNESS my hand and official seal.

Casey J. Miller  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5/29/30





Michael William Terry  
Michael William Terry, Co-Trustee

STATE OF Wyoming  
COUNTY OF Sheridan

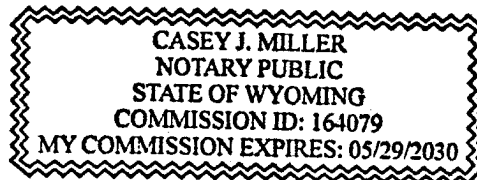
)  
)ss.  
)

This instrument was acknowledged before me on the 6 day of December, 2024  
by Michael William Terry, Co-Trustee of The Clarence W. Terry Family Trust under agreement  
dated November 29, 1990.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5/29/30





Murray Lance Terry  
Murray Lance Terry, Co-Trustee

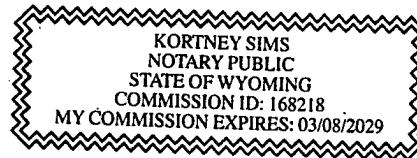
STATE OF Wyoming )  
COUNTY OF Campbell )ss.  
)

This instrument was acknowledged before me on the 10 day of Dec., 2024  
by Murray Lance Terry, Co-Trustee of The Clarence W. Terry Family Trust under agreement  
dated November 29, 1990.

WITNESS my hand and official seal.

KAS.  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 03/08/2029



## EXHIBIT A

A Tract of Land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 13, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming more particularly described by metes and bounds as follows:

Commencing at the East  $\frac{1}{4}$  Corner of said Section 13; thence on a bearing of N 84°15'33" W a distance of 74.37 feet to the Southeast corner of Lot 1, Five Mile Flat Subdivision, thence along the South line of said Lot 1 on a bearing of S 89°30'40" W a distance of 373.30 feet to the Point of Beginning for this description, said point also being the Southwest Corner of said Lot 1; thence on a bearing of N 8°06'09" E a distance of 751.02 feet; thence S 68°58'16" E a distance of 47.37 feet; thence S 74°24'58" E a distance of 72.54 feet; thence S 67°00'56" E a distance of 143.50 feet; thence S 45°03'02" E a distance of 64.62 feet; thence S 2°31'41" E a distance of 94.81 feet; thence S 15°16'23" E a distance of 97.57 feet to a point on the West line of Five Mile Extension (County Road 120A); thence along said West line on a bearing of S 19°48'54" W a distance of 95.77 feet to a point on the North boundary of said Lot 1, Five Mile Flat Subdivision; thence along said North boundary on a bearing of N 29°38'18" W a distance of 44.73 feet; thence continuing along said North boundary N 82°31'02" W a distance of 227.06 feet to the Northwest corner of said Lot 1; thence along the West boundary of said Lot 1 on a bearing of S 11°40'16" W a distance of 324.31 feet; thence continuing along said West boundary S 46°49'50" W a distance of 112.91 feet to the Point of Beginning.