

WARRANTY DEED

Viola M. Adsit and Jack L. Adsit, Jr., Co-Trustees of the Adsit Family Trust dated June 10, 1993, 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 Jack L. Adsit, Jr., a single person, GRANTEE, whose address is 73 Metz Rd. 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 ATTACHED EXHIBIT 'A'

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 28th day of September, 2023

The Adsit Family Trust dated June 10, 1993

Viola M. Adsit
Viola M. Adsit, Co-Trustee

Jack L. Adsit, Jr.
Jack L. Adsit, Jr., Co-Trustee

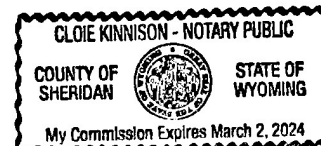
STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 28 day of September, 2023 by Viola M. Adsit, Co-Trustee of The Adsit Family Trust dated June 10, 1993

WITNESS my hand and official seal.

Cloie Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/24





STATE OF WYOMING

)

)ss.

COUNTY OF Sheridan

)

This instrument was acknowledged before me on the 28 day of September, 2023
by Jack L. Adsit, Jr., Co-Trustee of The Adsit Family Trust dated June 10, 1993

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 3/2/24

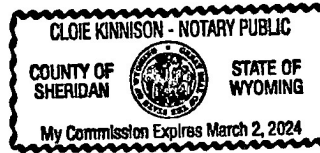


EXHIBIT "A" LEGAL DESCRIPTION

Record Owner: *Jack and Viola Adsit, Trustees*
September 22, 2023

Re: Tract of Land for Family Exception

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ & the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

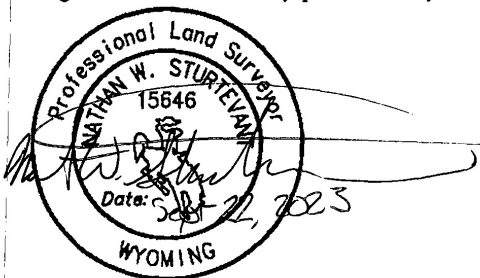
Commencing at the southeast corner of said Section 21 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N17°08'21"W, 2233.15 feet to the **POINT OF BEGINNING** of said tract, said point lying on the north right-of-way line of Metz Road; thence S89°19'13"W, 62.50 feet along said north right-of-way line of said Metz Road to a point; thence N00°15'29"W, 268.73 feet to a point; thence N74°17'44"W, 633.78 feet to a point, said point lying on the east line of a tract of land described in Book 583 of Deeds, Page 538; thence N00°15'29"W, 754.02 feet along said east line of said tract described in Book 583 of Deeds, Page 538 to a point, said point being the southeast corner of Indian Paintbrush Estates Subdivision; thence N89°30'51"E, 671.85 feet to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap), said point being the northwest corner of a tract of land described in Book 480 of Deeds, Page 667; thence S00°15'29"E, 1199.25 feet along the west line of said tract described in Book 480 of Deeds, Page 667 to the **POINT OF BEGINNING**.

Said tract contains 13.50 acres more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

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