

WARRANTY DEED

SHIRLEY JEAN DONALDSON, Successor Trustee under the CARSON FAMILY TRUST dated March 17, 2006, Grantor, of Sheridan County, Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to Randal Scot Huckleba and Stacie Kane Huckleba, husband and wife, as tenants by the entirety, the Grantees, whose address is 35 McCormick Rd., Sheridan, WY 82801, the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 32: W $\frac{1}{2}$ SE $\frac{1}{4}$ and all of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying South of the right of way line of the Wyoming State Secondary Highway

EXCEPTING THEREFROM the following parcels:

That certain parcel conveyed to Edmund H. Warnke by Warranty Deed recorded February 21, 1946, Book 61 of Deeds, Page 119;

That certain parcel conveyed to Dale E. Cunningham and Darlene C. Cunningham by Warranty Deed recorded May 29, 1973 in Book 184 Deeds, Page 391;

That certain parcel conveyed to Greg Townsend and Holly Wilson Townsend and Charles S. Wilson and Donna O. Wilson by Warranty Deed recorded November 17, 2000 in Book 419 of Deeds, Page 144

platted
as Oxbow
Ranch
→ see
attached

TOGETHER WITH all buildings, improvements and fixtures situate thereon and all easements and appurtenances belonging thereto.

RESERVING unto the Grantor, all oil, gas, coal and other minerals in and under said real property, together with the right to enter upon said lands for the purpose of exploring for, drilling, mining or removing such minerals, and together with so much of the surface as may be necessary and incidental thereto, but the owner of the surface shall be reasonably compensated for any damage thereto.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants and mineral leases of record.



2019-750317 6/3/2019 1:08 PM PAGE: 2 OF 2
BOOK: 581 PAGE: 58 FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Hereby releasing and waiving all rights under and by virtue of the
homestead exemption laws of the State of Wyoming.

WITNESS my hand this 29 day of May 2019.

The Carson Family Trust, dated March 17, 2006

➔ By: Shirley Jean Donaldson
SHIRLEY JEAN DONALDSON
Successor Trustee

STATE OF WYOMING)
) ss.
County of Campbell)

The foregoing instrument was acknowledged before me this 29 day of May 2019,
by SHIRLEY JEAN DONALDSON, Successor Trustee under the Carson Family Trust,
dated March 17, 2006.

WITNESS my hand and official seal

Amanda Zech
Notary Public

My Commission expires: May 23, 2021



Tract E of Oxbow Ranch, a subdivision in Sheridan County, Wyoming, recorded in Plat Book O, Page 24.