

## WARRANTY DEED

Darleen Douglas as Trustee of the Survivors Trust created under the Noxon Living Trust, dated June 18, 2007, also sometimes known as The Survivors Trust, Noxon Living Trust, dated June 18, 2007., GRANTOR, 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 Scott William Kruse and Lynn Rae Kruse, husband and wife, as tenants by entirety with rights of survivorship GRANTEES, whose address is 409 Home St. Bishop Ca. 93514 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 11<sup>th</sup> day of March, 2022.

The Survivors Trust created under the Noxon Living Trust, dated June 18, 2007, also sometimes known as The Survivors Trust, Noxon Living Trust, dated June 18, 2007.

BY: [Signature]  
Darleen Douglas, Trustee

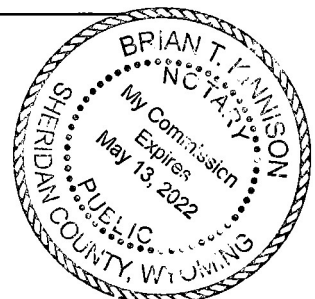
STATE OF WY )  
COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 11<sup>th</sup> day of March, 2022 by Darleen Douglas, Trustee of The Survivors Trust created under the Noxon Living Trust, dated June 18, 2007, also sometimes known as The Survivors Trust, Noxon Living Trust, dated June 18, 2007.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

[Signature]  
Signature of Notarial Officer  
Title: Notary Public



## **EXHIBIT A**

**A tract of land situated in the NE¼SW¼, of Section 33, Township 55 North, Range 84 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, more particularly described as follows:**

**Beginning at a point in the East Right of Way line of a County Road, said point being located 1353 feet East and 1966.3 feet North from the SW Corner of said Section 33; thence East 380.6 feet to a point on the Westerly Right of Way line of said State Secondary Highway; thence along said highway boundary line South 39°44' West, 595.4 feet to a point on the East Right of Way line of said Country Road; thence North along East Right of way of said Country Road 457.8 feet to the point of beginning.**

**EXCEPTING THEREFROM that certain parcel of land conveyed to The County of Sheridan as contained in that certain Warranty Deed Recorded June 1, 2001, Book 424, Page 57.**

**EXCEPTING THEREFROM that certain parcel of land conveyed to The Transportation Commission of Wyoming as contained in that certain Warranty Deed Recorded June 1, 2001, Book 424, Page 58, and Corrective Warranty Deed Recorded October 13, 2005, Book 468, Page 12.**