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FEES: \$12.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Keith R. Cooley, a married person dealing in his sole and separate property, 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 Keith R. Cooley and Cheryl D. Cooley, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEEES, whose address is Box 635 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:

A tract of land located in the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 31, Township 58 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the north line of a tract of land as described in Sheridan County Book 473 of Deeds at Page 777, said point being located N26°12'19"W, 1158.39 feet from the Center Quarter (C $\frac{1}{4}$) Corner of said Section 31, thence along said north line S89°48'04"E, 165.40 feet; thence S0°29'29"W, 165.40 feet; thence N89°48'04"W, 165.40 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 hand this 31 day of Jan, 2020.

Keith R Cooley
Keith R. Cooley

STATE OF Wyoming
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 31 day of January, 2020 by Keith R. Cooley.

WITNESS my hand and official seal.

LC
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-2022

