

WARRANTY DEED

Howard Kent Dempsey and Jan Dempsey, husband and wife, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT to **Kent Dempsey and Jan C. Dempsey as Trustees of The Kent and Jan Dempsey Trust, dated July 1, 2022**, whose address is PO Box 1042, Ranchester, Wyoming 82839, and their successors in trust, hereinafter referred to as Grantees, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

A tract of land located in the SE1/4SE1/4 of Section 13, Township 57 North, Range 86 West, of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N87°36'09"W, 450.50 feet from the Southeast corner of said Section 13; thence N00°48'32"W, 448.51 feet to the true point of beginning; thence S87°10'41"W, 455.16 feet; thence N00°00'00"E, 249.24 feet; thence N26°23'51"E, 195.06 feet; thence S87°38'24"E, 253.00 feet; thence N87°56'36"E, 109.60 feet; thence S00°48'32"E, 395.11 feet; to the true point of beginning;

TOGETHER WITH all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record.

The Grantees hold the above-described property as Trustees of The Kent and Jan Dempsey Trust, dated July 1, 2022. The Settlers of the Trust are Kent Dempsey, a/k/a Howard Kent Dempsey, and Jan C. Dempsey, a/k/a Jan C. Dempsey, a/k/a Jan Carol Dempsey, husband and wife, who have unrestricted power to amend or revoke the terms of the Trust.

Wyo. Stat. Ann. §§ 4-10-402(c) and (d) (2021) shall apply to this Trust property, and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of the Grantors' separate creditors under such statutes.

DATED this 15th day of July 2022.

GRANTORS:

Howard Kent Dempsey
Howard Kent Dempsey

Jan Dempsey
Jan Dempsey

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Howard Kent Dempsey and Jan Dempsey, husband and wife**, this 15th day of July 2022.

WITNESS my hand and official seal.



CMD
Notary Public

My Commission Expires: 3-20-2023