

## WARRANTY DEED

Aaron Dockery and Nita Dockery, Trustees of the Aaron Dockery and Nita Dockery Living Trust dated November 29, 2017, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Richard S. Hosford and Laura J. Hosford, husband and wife, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is PO Box 623, 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:

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 18, T54N, R83W, of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point, said point being N14°26'W, 4,299 feet from the Southeast corner of said Section 18; thence S89°24'W, 81.0 feet to the centerline of U.S. Highway 87; thence N15°01'W, 101.6 feet along the centerline of U.S. Highway 87; thence N74°11'E, 77.5 feet to the right of way line of U.S. Highway 87; thence N47°33'E, 42.2 feet; thence N87°19'E, 152.7 feet; thence S0°41'E, 152.6 feet; thence S89°24'W, 152.6 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/our hand(s) this 5<sup>th</sup> day of March, 2021.

Aaron Dockery Trust  
November 29, 2017

Aaron Dockery  
Aaron Dockery, Trustee

Nita Dockery Trust  
dated November 29, 2017

Nita Dockery  
Nita Dockery, Trustee

STATE OF Wyoming )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 5 day of March, 2021, by Aaron Dockery and Nita Dockery, Trustees of the Aaron Dockery and Nita Dockery Living Trust dated November 29, 2017.

WITNESS my hand and official seal.

Caron J. Koltiska  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires



NO. 2021-766992 WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801