2023-783900 2/6/2023 4:16 PM PAGE: 1 OF 2
FEES: $15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Casey D. Cunningham and Jessie L. Cunningham, husband and wife, GRANTORS, 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 Andrew Ward, Trustee, or his successors in trust, under the BETMEANDLOSE TRUST, dated April 29, 2022. and Nicole Ward fka Nicole Belden, Trustee, or her successors in trust, under the CANTTOUCHTHIS TRUST, dated March 6, 2020., GRANTEES, whose address is 25 Bulldogger Dr. Parkman, Wy 82838 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 30 day of January, 2023.

Casey D. Cunningham

Jessie L. Cunningham

STATE OF Texas)
)ss.
COUNTY OF Brewster)

This instrument was acknowledged before me on the 30 day of January, 2023 by Casey D. Cunningham.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 03/01/26.

ANNABEL GONZALES
Notary Public, State of Texas
Comm. Expires 03-01-2026
Notary ID 13361926-2

STATE OF Texas)
)ss.
COUNTY OF Brewster)

This instrument was acknowledged before me on the 30 day of January, 2023 by Jessie L. Cunningham.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 03/01/26

ANNABEL GONZALES
Notary Public, State of Texas
Comm. Expires 03-01-2026
Notary ID 13361926-2

EXHIBIT A

A tract of land located in Lots 3 and 4 of Section 7 and in the Northeast Quarter of the Southwest Quarter (NE¼SW¼) and the Southeast Quarter of the Southwest Quarter (SE¼SW¼) of Section 7, Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Southeast Corner of the NE¼SW¼ of said Section 7 located N62°43'54"E, 2983.92 feet from the Southwest Corner of said Section 7; thence S16°14'44"W, 657.58 feet; thence S64°35'20"W, 566.21 feet; thence along a curve to the right having a radius of 322.31 feet, a central angle of 41°31'54", and arc length of 233.63 feet, with chord bearing and distance S85°21'17"W, 228.55 feet; thence N73°52'46"W, 375.83 feet; thence along a curve to the right having a radius of 233.73 feet, a central angle of 35°34'52", and arc length of 145.15 feet, with chord bearing and distance N56°05'20"W, 142.83 feet; thence N38°17'54"W, 490.30 feet; thence N11°13'08"E, 1108.35 feet; thence S62°53'38"E, 1674.98 feet to the Southeast Corner of the NE¼SW¼ of said Section 7 and the point of beginning.