

WARRANTY DEED

Markus Jay Groshart and Debra Kay Groshart as Trustees of the Markus Jay and Debra Kay Groshart Trust dated January 12, 2007, 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 Earl Daniel Kwallek and Vicki Kwallek, husband and wife, as tenants by entirety, GRANTEES, whose address is

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'

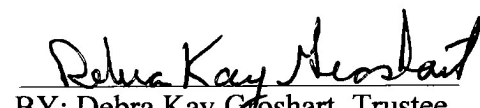
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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 22nd day of May, 2023.

The Markus Jay and Debra Kay Groshart Trust dated January 12, 2007

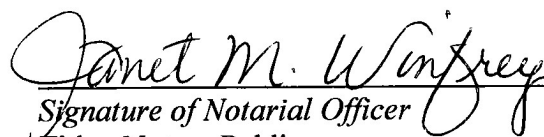

BY: Markus Jay Groshart, Trustee

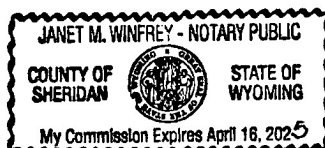

BY: Debra Kay Groshart, Trustee

STATE OF WYOMING)
COUNTY OF Sheridan)ss.
)

This instrument was acknowledged before me on the 22nd day of May, 2023 by Markus Jay Groshart and Debra Kay Groshart as Trustees of the Markus Jay and Debra Kay Groshart Trust dated January 12, 2007.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public





My Commission expires: _____

EXHIBIT 'A'

A tract of land being the East ½ of Water Street (vacated) lying adjacent to the West boundary of Block 6, Original Town of Dayton, Sheridan County, Wyoming and South of the Tongue River; more particularly described as follows:

Beginning at the Southwest Corner of said Block 6, thence along the North line of Second Avenue West on a bearing of N 89°36'53" W for a distance of 40.00 feet to a point on the centerline of Water Street (vacated); thence N 0°38'13" W for a distance of 118.48 feet to a point lying South of the Tongue River; thence N 81°10'25" E for a distance of 40.41 feet to a point on the West line of said Block 6; thence S 0°38'13" E for a distance of 124.95 feet to the point of beginning.

Also reserving an easement for utility purposes to the Town of Dayton and its licenses, across the aforementioned tract of land, this easement being 10 feet in width and lying adjacent to the East line of said Water Street (vacated), more particularly described as follows;

Beginning at the Southwest Corner of Block 6, Original Town of Dayton; thence N 89°36'53" W for a distance of 10.00 feet; thence N 0°38'13" W for a distance of 123.33 feet; thence N 81°10'25" E for a distance of 10.10 feet; thence S 0°38'13" E for a distance of 124.95 feet to the point of beginning

NO. 2023-785670 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
KWALLEK, DAN P O BOX 434
DAYTON WY 82836