

## WARRANTY DEED

Tyler P. Northrup and Tabitha A. Northrup, 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 Dennis P. Higgins and Alice A. Higgins, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is P.O. BOX 83 BIGHORN WY 82833 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 23<sup>rd</sup> day of May, 2023.

Tyler P. Northrup  
Tyler P. Northrup

Tabitha A. Northrup  
Tabitha A. Northrup

STATE OF Virginia )  
COUNTY OF London ) ss.

This instrument was acknowledged before me on the 23<sup>rd</sup> day of May, 2023 by Tyler P. Northrup.

WITNESS my hand and official seal.

Kirk David Hilliard  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 3-31-2027

STATE OF Virginia )  
COUNTY OF London ) ss.

This instrument was acknowledged before me on the 23<sup>rd</sup> day of May, 2023 by Tabitha A. Northrup.

WITNESS my hand and official seal.

Kirk David Hilliard  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 3-31-2027

KIRK DAVID HILLIARD  
NOTARY PUBLIC  
REG. #7839539  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MARCH 31, 2-27

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## EXHIBIT A

### TRACT 12 NE DECKER ROAD

A tract of land situated within the N1/2 of Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Commencing at the NE corner of Section 13, thence S 0°12'3" E, along the east line of said section, 806.56 feet, to the true Point of Beginning; thence S 86°55'12" W, 4263.39 feet, to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way line, S 23°15'50" E, 288.65 feet; thence S 22°5'59" E, 82.01 feet; thence S68°58'15" W, 65.42 feet; thence through a curve concave to the west having a radius of 1909.80 feet, a central angle of 16°32'50", an arc length of 551.56 feet, a chord bearing of S 13°35'25" E, and a chord length of 549.65 feet; thence departing from said right-of-way, N 86°29'14" E, 4054.93 feet; thence along said east line of Section 13, N 0°11'51" W, 879.52 feet, to the Point of Beginning.

**NO. 2023-785758 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801