

GENERAL WARRANTY DEED

Daniel A. Bell, a single person, "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Michael Tipton and Belinda Tipton, husband and wife, as tenants by entirety with rights of survivorship "GRANTEES", the following described real property, situate within Sheridan County, State of Wyoming, more particularly described as follows:

See Exhibit "A" attached hereto

to have and to hold the same, together with all rights and appurtenances to the same belonging unto the said Grantees, and to the successors and assigns of said party including all mineral and water rights associated with the land and/or Grantor or Grantor's predecessors. Grantor will warranty and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever with the exceptions of all encumbrances, restrictions, covenants and easements of record.

Through this conveyance, the Grantor releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

Witness our hands this 3 day of November, 2021.

GRANTOR:


Daniel A. Bell

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The foregoing Warranty Deed was acknowledged before me this 3 day of November, 2021 by Daniel A. Bell.

Witness my hand and official seal.


Notary Public

My Commission Expires:

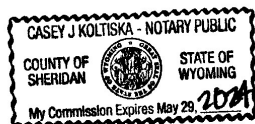




Exhibit A

A tract of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28 and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 29, T55N, R82W, of the 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 29, said East $\frac{1}{4}$ corner being the true point of beginning of said tract of land; thence S03°35'44"W along the East line of said E $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 29 a distance of 1315.77 feet to a point, said point being the South 1/16th corner between said Section 28 and said Section 29, T55N, R82W; thence N89°42'52"E along the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 28 a distance of 439.90 feet to a point; thence S03°35'44"W a distance of 402.93 feet to a point; thence S89°42'52"W a distance of 1003.32 feet to a point, said point lying on the centerline of Dow Prong Road (County Road No.151); thence N21°09'50"W along said centerline of said Dow Prong Road (County Road No.151) a distance of 400.03 feet to a point; thence N04°28'22"W along said centerline of said Dow Prong Road (County Road No.151) a distance of 716.50 feet to a point; thence N02°39'53"W along said centerline of said Dow Prong Road (County Road No.151) a distance of 636.89 feet to a point; thence S89°39'13"E a distance of 901.13 feet to the true point of beginning.

NO. 2021-773797 WARRANTY DEED

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