

## WARRANTY DEED

Dennis Zowada, a married person as his sole and separate property, GRANTOR, 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 John Gibson Ostheimer and Debra M. Ostheimer, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, 81 River Rd Ranchester WY 82839 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" 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 29 day of December, 2022.

Dennis Zowada  
Dennis Zowada

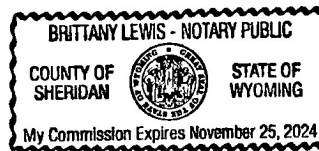
STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 29<sup>th</sup> day of December, 2022 by Dennis Zowada.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 11/25/2024



## EXHIBIT A

A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore; Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Commencing at the southwest corner of said Lot 3; thence North, 61.0 feet; thence North, 10.96 feet to the northwesterly corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160 and the true point of beginning; thence along the westerly line of said Lot 3 North, 29.46 feet; thence leave said westerly line East, 96.81 feet to a point on the boundary of that tract of land as described in Sheridan County Book 402 of Deeds at Page 557; thence along said boundary S39°30'58"W, 11.74 feet; thence continuing along said boundary S23°07'24"W, 27.49 feet; thence continuing along said boundary S86°14'00"W, 13.30 feet to the southeast corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160; thence along the boundary of this tract N5°54'20"E, 16.39 feet; then continuing along said boundary N 86°40'14"W, 34.03 feet; thence continuing along said boundary S0°01'40"W, 11.1 feet; then continuing along said boundary S87°31'19"W, 33.01 feet to the (true) point of beginning.

ALSO

That portion of Lots 3 and 4 of Block 3 of the Town of Lodore, Sheridan County, Wyoming, described as follows: Commencing at the Southeast corner of said Lot 4, running thence northerly along the East line of said Lot 100 feet to a point; thence southwesterly to a point on the west line of said Lot 3 which is 61 feet north of the Southwest corner of said Lot 3; thence south to the Southwest corner of said Lot 3, and thence Easterly to the point of beginning.

ALSO

A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Beginning at a point which bears North a distance of 61.0 feet from the Southwest corner of said Lot 3, Block 3, Town of Lodore; thence North for a distance of 10.96 feet; thence North 87°31'19" East for a distance of 33.01 feet; thence North 0°01'40" East for a distance of 11.1 feet; thence South 86°40'14" East for a distance of 34.03 feet; thence South 5°46'03" West for a distance of 16.38 feet; thence South 85°16'18" West for a distance of 65.52 feet to the point of beginning.

**NO. 2023-783433 WARRANTY DEED**

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