

## GENERAL WARRANTY DEED

**Dale Ann Miller and David A. Miller, husband and wife**, of Sheridan, Wyoming, "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEY AND WARRANT to **Michael E. Tipton and Belinda Tipton, husband and wife** "GRANTEES", the following described real property, situate within Sheridan County, State of Wyoming, more particularly described as follows:

*That portion of the E/2SE/4 lying West of the centerline of Dow Prong County Road (No. 151) and the NW/4SE/4 and the NE/4SW/4 and the S/2SW/4NW/4 of Section 29 and SE/4NE/4 of Section 30 and those portions of the ~~SW~~<sup>NW</sup>/4SW/4 of Section 29 and the NE/4SE/4 of Section 30 lying North of the North right of way line of the Upper Cat County Road (No. 64) of Township 55 North, Range 82 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming.*

*As depicted in Exhibit A – attached hereto as Tract 2.*


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 forever, including all water rights associated with said real property. Grantor shall reserve unto themselves, its successors, beneficiaries, heirs and assigns all of Grantor's rights, titles and interest in and to any and all oil, gas, mineral, metal and other valuable deposits (collectively the "Reserved Minerals") located under the surface of the Property.

Through this conveyance, the Grantors 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 25<sup>th</sup> day of May, 2021

GRANTORS:

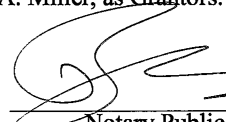
  
Dale Ann Miller

  
David A. Miller

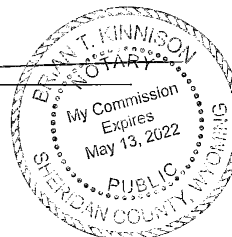
STATE OF WYOMING )  
COUNTY OF Sheridan )ss.

The foregoing Warranty Deed was acknowledged before me this 25<sup>th</sup> day of May, 2021 by Dale Ann Miller and David A. Miller, as Grantors.

Witness my hand and official seal.

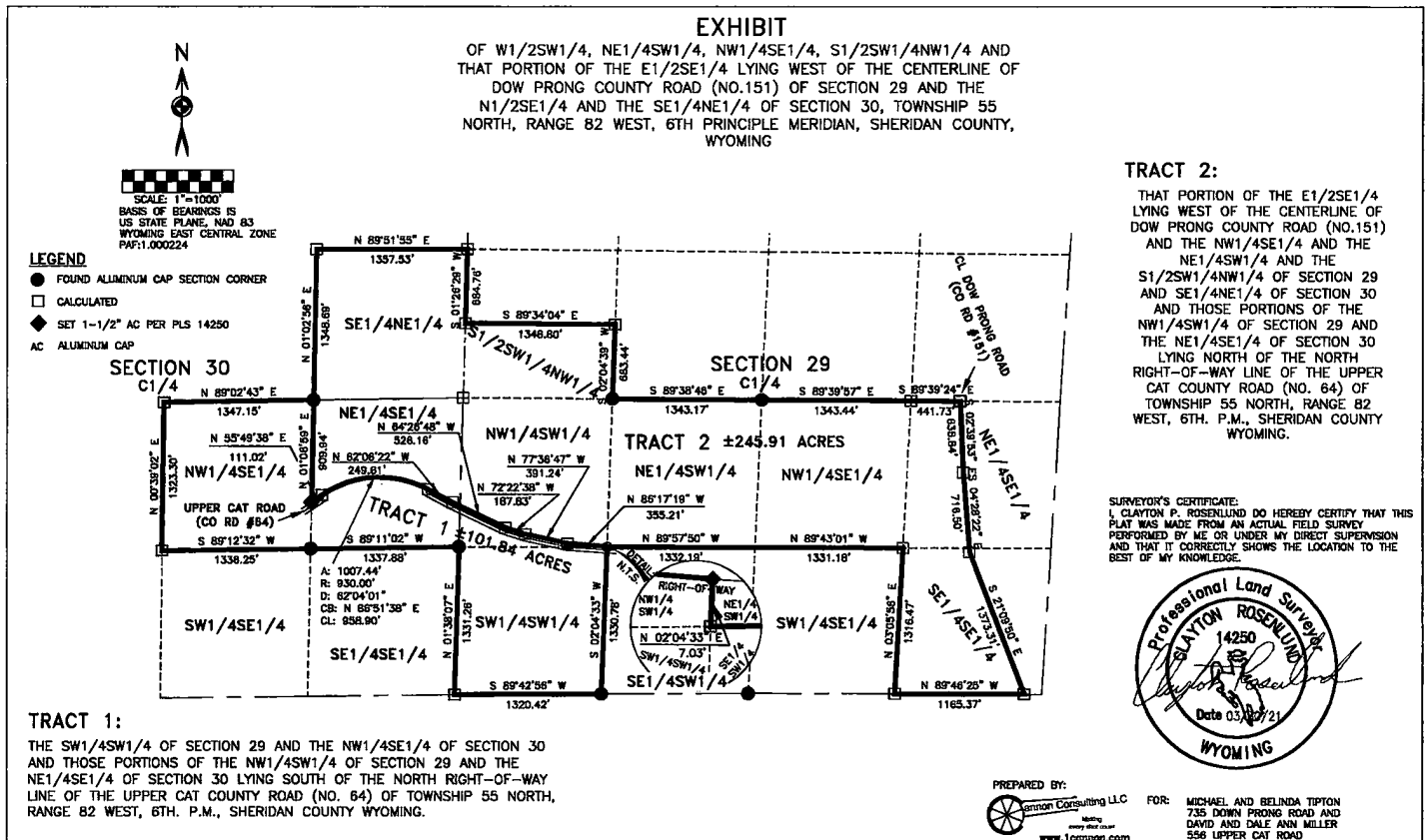
  
Notary Public

My Commission Expires: 5-13-22





2021-769499 5/28/2021 4:09 PM PAGE: 2 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



**NO. 2021-769499 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801