

WARRANTY DEED

Cynthia Vannoy, a single person, and Sabrina McBride (fka Sabrina Rhoades), a married person dealing in her sole and separate property, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Matthew D. Cummins, a single person, GRANTEE whose address is Po Box 57 Clean 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;

and rights of record and subject of any sta	thts-of-way, easements, covenants restrictions, te of facts which would be disclosed by an premises and subject to building and zoning ion laws.
WITNESS my/our hand(s) this $\underline{24}$ day of $\underline{\bigcirc}$	Hober, 2019.
Cynthia Vannoy	Sabrina McBride
STATE OF W-(oming))ss. COUNTY OF Sheriden)	
This instrument was acknowledged before me on the	24day of 0 + + 2019 by Cynthia Vannoy.
WITNESS my hand and official seal.	
My Commission expires: 4 10 3 2	Signature of Notarial Officer Title: Notary Public Signature of Notarial Officer Title: Notary Public Title: Notary Public Title: Notary Public
STATE OF Wyom:)ss. COUNTY OF Sherd-	day of October 2019 by Sabrina McBride.
This instrument was acknowledged before me on the 4 day of 6 this 2019 by Sabrina McBride.	
WITNESS my hand and official seal.	
My Commission expires: 4/10/00	Signature of Notarial Officer Title: Notary Public



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EXHIBIT "A"

A parcel of land situated in Tract 40, Township 53 North, Range 79 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows: Beginning at corner No. 10 of Tract 40 (monumented with a GLO Brass Cap); thence N88°54'47"E, 1,373.49 feet, along the north line of said Tract 40 to a point lying on the centerline of Thompson Creek Road AKA County Road No. 219 witnessed by a 2" aluminum cap per PLS 5369 bears S88°54'47"W a distance of 30'; thence S02°47'44"E, 1,646.66 feet, S89°59'56"W a distance of 30'; thence S89°59'56"W, 1,437.02 feet to a 2" aluminum cap per LS 5369 lying on the west line of said Tract 40; thence N00°35'06"W, 1,618.76 feet to the Point of Beginning.

NO. 2019-753578 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801