

WARRANTY DEED

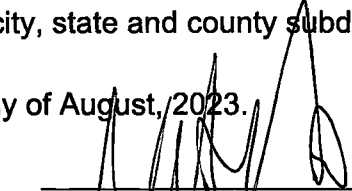
Nathan W. Deines and Kimberly A. Deines, husband and wife, as tenants by the entirety, Grantors, whose address is 2100 Pheasant Draw Road, Sheridan, Wyoming 82801, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Nathan W. Deines and Kimberly A. Deines, Trustees of the Deines FT Irrevocable Trust, dated December 6, 2022, 2100 Pheasant Draw Road, Wyoming 82801, Grantee, 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, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 my hand this 23 day of August, 2023.


Nathan W. Deines

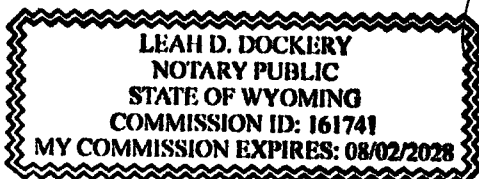

Kimberly A. Deines

STATE OF WYOMING)
) SS.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Nathan W. Deines and Kimberly A. Deines, this 23rd day of August, 2023.

Witness my hand and official seal.


Notary Public





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FEES: \$18.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

My Commission Expires:

08/02/2023





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FEES: \$18.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A Tract of land located in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 28 and in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 33, Township 56 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section 28; Thence along the East Line of the SW1/4SW1/4 of said Section 28 S1°01'60"E, 1316.92 feet to the West One-Sixteenth Corner between said Section 28 and said Section 33; Thence along the East line of the NW1/4NW1/4 of said Section 33 S1°15'19"E, 48.93 Feet; Thence S84°59'38"W, 60.34 feet; Thence N14°42'48"W, 98.61 feet; Thence N25°37'33"W, 226.08 feet; Thence N21°08'24"W, 92.52 Feet; Thence N18°47'52"E, 77.23 feet; Thence N40°02'12"E, 49.02 feet; Thence N18°50'20"E 63.31 feet; Thence N4°47'00"E, 32.35 feet; Thence N11°36'18"W, 45.18 feet; Thence N23°34'51"W, 47.94 feet; Thence N32°13'06"W, 50.54 feet; Thence N 32°23'52"W, 60.01 feet; Thence N35°12'41"W, 63.43 feet; Thence N46°52'18"W, 816.91 feet to a point on the North line of the SW1/4SW1/4 of said Section 28; Thence along said North line S89°21'51"E, 832.15 feet to the point of beginning (said tract purported to contain 9.664 acres, more or less).

PARCEL 2:

Outlot D of Cloud Peak Ranch, Eighth Filing, Phase Two to the City of Sheridan, Sheridan County, Wyoming.

NO. 2023-787343 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
NATE DEINES 2100 PHEASANT DRAW RD
SHERIDAN WY 82801