

## WARRANTY DEED

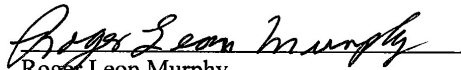
Roger Leon Murphy, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Chad Lancing Franklin and Karyn Lynn Franklin, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 7 DEE DRIVE, SHERIDAN, WY 82801, 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 and incorporated herein by reference;

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 my hand this 1 day of October, 2013.

  
Roger Leon Murphy

STATE OF Wy  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 1<sup>st</sup> day of October, 2013 by Roger Leon Murphy.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 5-73-14



EXHIBIT "A"

A tract of land located in the NW¼ of Section 23, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located N7°46'E, 1273 feet from the SE corner of the SW¼NW¼ of said Section 23, thence N18°56'E, 86.6 feet; thence N28°53'E, 285 feet; thence N89°34'W, 308 feet; thence S83°20'W, 205 feet; thence S87°50'W, 353 feet; thence N71°10'W, 155 feet more or less to a point; thence S19°33'W, 277 feet; thence S83°36'E, 345 feet, thence N61°03'E, 369 feet; thence S38°13'E, 298 feet; thence N86°52'E, 84.8 feet to the point of beginning

AND

A tract of land situated in the NW¼ of Section 23, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming lying 30 feet right of the following described line: Beginning at a point located South 86°52'W, 84.8 feet; thence North 38°13'W, 298 feet from the SE corner of the above mentioned tract of land; thence North 61°03'E, 143 feet; thence North 4°E, 35 feet more or less to a point