

## WARRANTY DEED

**Robert L. Milner and Leta K. Milner, husband and wife**, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT to **Robert L. Milner and Leta K. Milner as Trustees of The Robert and Leta Milner Trust, dated October 18, 2019**, whose address is PO Box 3051, Sheridan, Wyoming 82801, and their successors in trust, hereinafter referred to as Grantees, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See **Exhibit A**, attached hereto and incorporated herein by reference;

TOGETHER WITH all water and water rights, reservoirs and reservoir rights, ditches and ditch rights, wells and well rights appurtenant to or located on the above described property, and all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record.

The Grantees hold this property as Trustees of The Robert and Leta Milner Trust, dated October 18, 2019. The Settlers of the Trust are Robert L. Milner, a/k/a Robert Lewis Milner, and Leta K. Milner, a/k/a Leta Kinley Milner, husband and wife, who have unrestricted power to amend or revoke the terms of the Trust. Wyo. Stat. Ann. §§ 4-10-402(c) and (d) (2019) shall apply to this trust property, and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of the Grantors' separate creditors under such statutes.

DATED this 12 day of February 2020.

### GRANTORS:

Robert L. Milner  
Robert L. Milner

Leta K. Milner  
Leta K. Milner

STATE OF WYOMING     )  
                                      : ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by **Robert L. Milner and Leta K. Milner, husband and wife**, this 12<sup>th</sup> day of February 2020.

WITNESS my hand and official seal.



[Signature]  
Notary Public

My Commission Expires: 3-20-2023

**Exhibit A**

Township 53 North, Range 83 West, 6<sup>th</sup> P.M.  
Sheridan County, Wyoming

Section 7: Lots 1, 2, 3, and 4 in Block 2 of the Dowling's Subdivision of part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  and NE $\frac{1}{4}$ SW $\frac{1}{4}$ , EXCEPT that portion of Lot 4 beginning at the Southwest corner of said lot; thence north along the west line of Lot 4 as shown on the official plat thereof, a distance of 238 feet of the northwest corner of said lot; thence east along the north line of said Lot 4, a distance of 35.8 feet to a point; thence south 8°39' west to the point of beginning.

A tract of land situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  described as follows:

Commencing at a point 125 feet north of the center of said Section 7; thence north 225 feet; thence east 150 feet; thence south 225 feet; thence west 150 feet to the point of beginning; and

A tract of land quitclaimed by the Board of County Commissioners, meeting in session on October 7, 1968, described as follows:

Beginning at the center of Section 7; thence north 40.5 feet along the east line of the right-of-way of Cottage Grove Avenue; thence along the north boundary of Pine Dale Avenue north 80°40' west, a distance of 144 feet more or less to a point; thence in a southeasterly direction, a distance of 135 feet more or less, to a point on the south boundary of said Pine Dale Avenue; thence 38 feet east to a point; thence south 23 feet; thence 34 feet in a northeasterly direction to the point of beginning; and

That portion of Cottage Grove Avenue of the Dowling's Subdivision, located in Story, Sheridan County, Wyoming, described as follows:

Beginning at the center of Section 7, Township 53 North, Range 83 West; thence north 40 feet to the point of beginning, said point being on the east right-of-way of Cottage Grove Avenue; thence north along the east boundary of Cottage Grove Avenue, a distance of 389 feet to a point; thence west a distance of 40 feet to a point; thence south, a distance of 389 feet to a point on the north line of Pine Dale Avenue; thence east along the north line of Pine Dale Avenue, a distance of 40 feet to the point of beginning, the same being vacated by the Board of County Commissioners of Sheridan County, State of Wyoming, on the 6<sup>th</sup> day of September, 1967.