

WARRANTY DEED

Elderred Fairfax Tucker, Jr. and Carleen Patrice Tucker, husband and wife and Elderred Fairfax Tucker, III, a single person, together as joint tenants with rights of survivorship, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Lee Graham and Natali Graham, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 951 Verde Ave, 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:

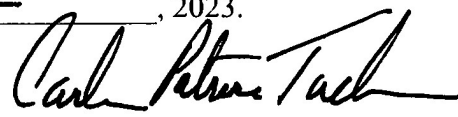
See Exhibit "A" attached hereto.

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 our hands this 21 day of June, 2023.


Elderred Fairfax Tucker, Jr.


Carleen Patrice Tucker


Elderred Fairfax Tucker, III



STATE OF WY

COUNTY OF Shoshone

This instrument was acknowledged before me on the 21 day of June, 2023
by Eldered Fairfax Tucker, Jr..

WITNESS my hand and official seal.

My Commission expires: 5-13-20

STATE OF WY

COUNTY OF Shoshone

This instrument was acknowledged before me on the 21 day of June, 2023
by Carleen Patrice Tucker.

WITNESS my hand and official seal.

My Commission expires: 5-13-20

STATE OF WY


COUNTY OF Shoshone

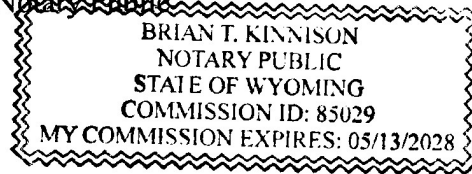
This instrument was acknowledged before me on the 21 day of June, 2023
by Eldered Fairfax Tucker, III.

WITNESS my hand and official seal.


My Commission expires: 5-13-20

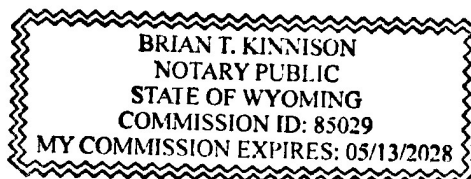
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Signature of Notarial Officer
Title: Notary Public




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Signature of Notarial Officer
Title: Notary Public



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Signature of Notarial Officer
Title: Notary Public

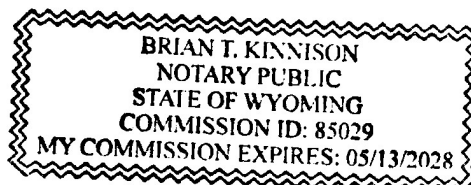




EXHIBIT A

A tract of land being that part of the N½ of the SE¼ and the SE¼ of the SE¼ of Section 7, T57N,R83W, 6th P.M., Sheridan County, Wyoming lying south of the Beatty Spur Road and West of the Beatty Gulch Road, and being more particularly described as follows:

Beginning at the South 1/16 corner of said Section 7, said corner being a 1.5" alum cap per LS 6594; thence N00°39'49"E along the north-south quarter section line of said Section 7 a distance of 1125.56 feet to the centerline of Beatty Spur Road; thence along the centerline of Beatty Spur Road the following eight (8) courses:

S65°39'30"E, 254.98 feet; thence Southeasterly 275.54 feet along the arc of a 3650.00 foot radius curve to the right which chord bears S63°29'45"E, 275.47 feet; thence S61°19'59"E, 94.17 feet; thence Southeasterly 528.55 feet along the arc of a 2250.00 foot radius curve to the right which chord bears S54°36'12"E, 527.34 feet; thence S47°52'25"E, 357.46 feet; thence Southeasterly 108.14 feet along the arc of a 2890.00 foot radius curve to the right which bears S46°48'06"E, 108.13 feet; thence S45°43'47"E, 122.02 feet; thence Southeasterly 252.30 feet along the arc of a 300.00 foot radius curve to the left which chord bears S69°49'21"E, 244.93 feet to the centerline of Beatty Gulch Road; thence along the centerline of Beatty Gulch Road the following four (4) courses:

S86°05'06"W, 116.49 feet; thence southwesterly 122.04 feet along the arc of a 100.00 foot radius curve to the left which chord bears S51°07'25"W, 114.60 feet; thence S16°09'44"W, 338.35 feet; thence southwesterly 118.66 feet along the arc of a 925.00 foot radius curve to the right which chord bears S19°50'14"W, 118.86 feet to the west line of the SE¼ of the SE¼ of said Section 7; thence N00°35'48"E along the west line of the SE¼ of the SE¼ of said Section 7, 461.16 feet to the southeast 1/16 corner of said Section 7, said corner monumented by a 2" aluminum cap per LS 5369; thence S89°39'05"W along the south line of the N½ of the SE¼ of said Section 7, 1330.54 feet to the point of beginning.