

WARRANTY DEED

EDMUND H. WARNKE, a single man, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **RANDY J. WARNKE and NICOLE L. WARNKE**, husband and wife, as tenants by the entireties with right of survivorship, (herein referred to as "Grantees"), whose address is 35 Maverick Road, Sheridan, WY 82801, the following described real estate which is situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the NE1/4NE1/4 of Section 27, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described by metes and bounds as follows:

Beginning at a point on the Northeasterly Right-of-Way of Maverick Road (A.K.A. County Road 1213/Old U.S. Highway 87), said point bears S 68°59'19" W a distance of 1,119.30 feet from the Northeast Corner of said Section 27; thence N 45°38'13" E a distance of 175.00 feet; thence S 54°13'42" E a distance of 144.87 feet; thence S 17°42'25" W a distance of 100.00 feet; thence S 20°40'24" E a distance of 127.77 feet; thence S 53°10'33" W a distance of 148.42 feet to a point on the Northeasterly Right-of-Way of Maverick Road (A.K.A. County Road 1213/Old U.S. Highway 87); thence along said Northeasterly Right-of-Way on a Bearing of N 27°30'13" W for a distance of 300.00 feet to the point of beginning.

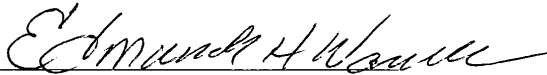
Said tract of land contains 1.30 acres, more or less.

TOGETHER WITH all improvements and water rights, if any, located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

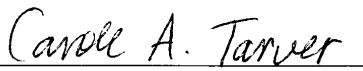
Dated this 24 day of March, 2023.


Edmund H. Warnke

STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 24th day of March, 2023 by Edmund H. Warnke

WITNESS my hand and official seal.


Notarial Officer

My Commission expires: March 10, 2025

