

WARRANTY DEED

Robert P. Barnes and Bronwyn C. Barnes, husband and wife, 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 Johnathan Thomas Haus and Kourtney Kay Haus, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is PO Box 177 Story, Wy 82842 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 20 day of March, 2023.

Robert P. Barnes
Robert P. Barnes

B. Barnes
Bronwyn C. Barnes

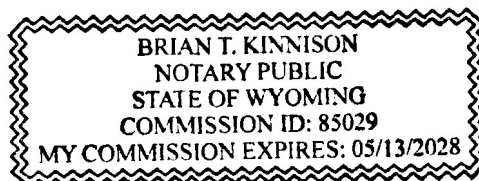
STATE OF Wy)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 20th day of March, 2023 by Robert P. Barnes.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-3-28





STATE OF WY
COUNTY OF Sheridan

)
)ss.
)

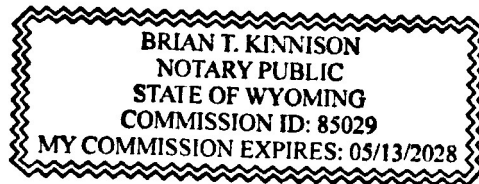
This instrument was acknowledged before me on the 20th day of March, 2023
by Bronwyn C. Barnes.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28





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

EXHIBIT A

TRACT C: (REVISED PORTION OF LOT 125)

A TRACT OF LAND LOCATED WITHIN PONDEROSA SUBDIVISION OF STORY COMMUNITY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 112 OF SAID SUBDIVISION, ALSO KNOWN AS POINT 261, MONUMENTED WITH A BRASS CAP;
THENCE S60°11'26"W ALONG THE NORTH LINE OF LOT 112 AND LOT 125 OF SAID SUBDIVISION A DISTANCE OF 169.38 FEET TO THE POINT OF BEGINNING;
THENCE S32°00'38"E, 131.67 FEET;
THENCE S63°20'36"W, 43.89 FEET;
THENCE S26°39'24"E, 111.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONDEROSA DRIVE;
THENCE S87°14'53"W, ALONG SAID LINE, 77.71 FEET TO POINT 266, MONUMENTED WITH AN ALUMINUM CAP;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING OF N46°09'38"W, AND A CHORD LENGTH OF 124.33 FEET, A DISTANCE OF 124.99 FEET TO POINT 258, MONUMENTED WITH AN IRON PIPE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CHORD BEARING OF N16°54'56"W, AND A CHORD LENGTH OF 78.19 FEET, A DISTANCE OF 79.65 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N00°04'13"W, AND A CHORD LENGTH OF 15.14 FEET, A DISTANCE OF 15.14 FEET TO A POINT MONUMENTED WITH AN IRON PIPE;
THENCE N63°25'25"E, 58.13 FEET TO POINT 257;
THENCE N60°11'26"E ALONG THE NORTH LINE OF SAID LOT 125 A DISTANCE OF 66.12 FEET TO THE POINT OF BEGINNING;

NO. 2023-784623 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801