



WARRANTY DEED

KRAYTON KERNS and DRUANN KERNS, Co-Trustees of the Kerns Family Revocable Living Trust, (herein referred to as “Grantors”), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **CHELSIE WARNER**, (herein referred to as “Grantee”), whose address is 1408 Golf Course Road, Laurel, MT, 59044, the following described real estate which is situate in Sheridan County, Wyoming, to-wit:

TRACT No. 2 shown on the RECORD OF SURVEY OF THE KERNS FAMILY TRUST EXEMPTION TRACTS, which is more particularly described on the Legal Description which is attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements located thereon or appertaining thereto.

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

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which are accurate survey of the property would disclose.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 18 day of Dec., 2023

Kerns Family Revocable Living Trust

By: Krayton Kerns
Krayton Kerns, Its Co-Trustee

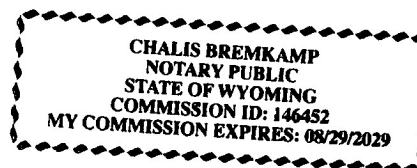
By: Druann Kerns, Its Co-Trustee

STATE OF WYOMING)
)
) SS
COUNTY OF Sheridan)

Before me Chalis Bremkamp, a Notary Public in and for Sheridan County, State of Wyoming, personally appeared Krayton Kerns and Druann Kerns, as Co Trustees of the Kerns Family Revocable Living Trust, whose identity was made known to me by the people present a valid driver's license.

Witness my hand and official seal this 18 day of December, 2023

On this 18 day of December, 2023
Charles Brembay
 Notary Public
 My Commission Expires: Aug 29, 2029





Legal Description
TRACT No. 2

A tract of land situated in the NW¼SW¼ of Section 24, Township 58 North, Range 88 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on the **RECORD OF SURVEY No. 715 as TRACT No. 2**, attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the west quarter corner of said Section 24 (monumented with a 3¼" aluminum cap per PLS 2615), thence S00°32'41"W, 341.98 feet along the west line of said Section 24 to a 2" aluminum cap per PLS 5369 being the **POINT OF BEGINNING**;
thence S89°27'23"E, 1097.63 feet to a 2" aluminum cap per PLS 5369;
thence S00°10'46"W, 537.15 feet to a point witnessed by a 2" aluminum cap per PLS 5369 bears N00°10'46"E a distance of 20';
thence S37°17'03"E, 169.13 feet to a point lying in the centerline of Pass Creek Road AKA County Road No.144 referenced by a 2" aluminum cap per PLS 5369 bears S35°17'E a distance of 0.8';
thence S49°55'09"W, 36.24 feet along said centerline to a point witnessed by a 2" aluminum cap per PLS 5369 bears S09°39'32"E a distance of 30';
thence S35°14'16"W, 165.86 feet along said centerline to a point witnessed by a 2" aluminum cap per PLS 5369 bears N89°27'18"W a distance of 39.00';
thence N89°27'18"W, 1082.87 feet to a 2" aluminum cap per PLS 5369 lying on said west line of Section 24;
thence N00°32'41"E, 830.67 feet along said west line to the **POINT OF BEGINNING**.

Said **TRACT No.2** contains 21.27 acres more or less.

Also a forty (40) foot wide access and utility easement twenty (20) feet each side of a centerline situated in said NW¼SW¼; said centerline more particularly described as follows:

Commencing at the said west quarter corner of Section 24; thence S51°06'16"E, 1383.59 feet to the **POINT OF BEGINNING** of said centerline;

Thence S37°17'03"E, 195.23 feet to the **POINT OF TERMINUS** of said centerline referenced by a 2" aluminum cap per PLS 5369 bears S37°17'E a distance of 0.8' and being S49°24'23"E, 1573.85 feet from said west quarter corner of Section 24.

Bearings are based on the Wyoming Coordinate System NAD 1983, East Central Zone
Distances are multiplied to surface by the Project Adjustment Factor of 1.0002925860.

H:\WP\LD\T58N\2023\2023-069 TRACT 2.docx