

**WARRANTY DEED**

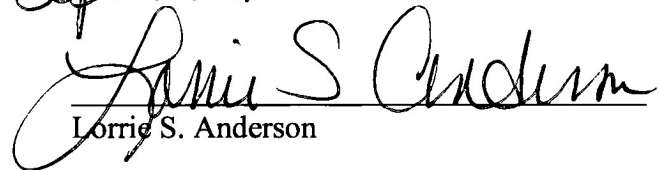
**Lorrie S. Anderson, a married woman**, GRANTOR(S), of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **John E. Anderson, a married man, as his sole and separate property**, whose address is P.O. Box 414, Ranchester, WY 82839-0414, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

**See Exhibit A attached**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 my hand this 27 day of September, 2023.

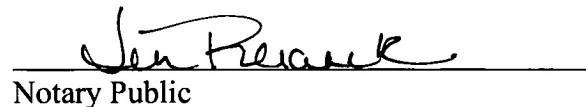
  
Lorrie S. Anderson

STATE OF Wyoming )  
 )ss  
COUNTY OF Sheridan )

The foregoing instrument was subscribed and sworn to before me by Lorrie Anderson this 27<sup>th</sup> day of September, 2023.

Witness my hand and official seal.



  
Notary Public

My Commission Expires: 2-23-2025



**EXHIBIT A**

Part of Lot 2, Block 53, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at a point on the West line of Block 53, which point is South 60.85 feet from the Northwest corner of Lot 1, Block 53, of said Addition, thence N. 89°08' East, a distance of 140 feet to the East line of said Block, thence South along the East line of said Block 53, a distance of 35.2 feet; thence S. 89°44' West, a distance of 140 feet to the West line of Block 53, thence North, along the West line of said Block 53 a distance of 33.75 feet to the point of beginning.

And, parts of Lots 1 and 2, Block 53, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at a point on the West line of Block 53 which point is South 26.60 feet from the Northwest corner of said Lot 1; thence N. 89°25' East a distance of 140 feet, to the East line of said Block 53; thence South along the East line a distance of 33.55 feet; thence S. 89°08' West a distance of 140 feet, to the West line of said Block, thence North along the West line of said Block 53, a distance of 34.25 feet to the point of beginning.

And, part of Lot 1, Block 53, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the Northwest Corner of Lot 1; thence N89°55'E, 140 feet to the Northeast Corner of said Lot 1; thence South along the East line of said Lot 1, 25.00 feet to a point; thence S89°25'W, 140 feet to a point on the West line of said Lot 1; thence North 26.60 feet to the point of beginning.