

## WARRANTY DEED

Albert F. Scherry, II and Kim A. Scherry, Trustees of the Albert F. Scherry, II and Kim A. Scherry Living Trust dated May 9, 2016, and any amendments thereto, 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 Brandan Michael Strahan and Erin Scherry Strahan, Trustees of the Brandan and Erin Strahan Living Trust dated July 18, 2016, and any amendments thereto, GRANTEE, whose address is 75 Hillcrest Ct. 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'

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 17<sup>th</sup> day of April, 2024

The Albert F. Scherry, II and Kim A. Scherry Living Trust dated May 9, 2016, and any amendments thereto

Albert F. Scherry, II, Trustee  
Albert F. Scherry, II, Trustee

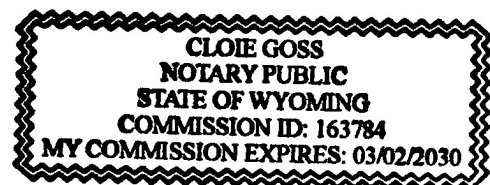
STATE OF WYOMING )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 17<sup>th</sup> day of April, 2024 by Albert F. Scherry, II, Trustee of The Albert F. Scherry, II and Kim A. Scherry Living Trust dated May 9, 2016, and any amendments thereto.

WITNESS my hand and official seal.

Cloie Goss  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 3/2/30





The Albert F. Scherry, II and Kim A. Scherry Living Trust dated May 9, 2016, and any amendments thereto

Kim A. Scherry, Trustee  
Kim A. Scherry, Trustee

STATE OF WYOMING )

COUNTY OF Sheridan ) ss.

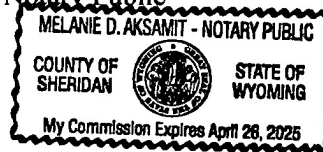
This instrument was acknowledged before me on the 17 day of April, 2024 by Kim A. Scherry, Trustee of The Albert F. Scherry, II and Kim A. Scherry Living Trust dated May 9, 2016, and any amendments thereto.

WITNESS my hand and official seal.

My Commission expires: April 26, 2025

Melanie D. Aksamit  
Signature of Notarial Officer

Title: Notary Public





**2024-791453** 4/18/2024 10:29 AM PAGE: 3 OF 3  
FEES: \$18.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **EXHIBIT 'A'**

**A tract of land situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 53 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, described as follows:**

**Beginning at a point on the South right-of-way line of the Story-Piney Inn County road, which point is 18 feet East of point 573.3 feet South from the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, thence South 340 feet to a point; thence East 200 feet to a point; thence North 358.4 feet to the South line of said County road; thence South 84°45' West 200 feet, more or less, to the point of beginning.**

**NO. 2024-791453 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801