

## WARRANTY DEED

Rick R. Turnbough, a married person dealing in his sole and separate property, GRANTOR, 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 Rick R. Turnbough and Carmen L. Turnbough, husband and wife and Nancy G. Trent, a married person dealing in her sole and separate property, together as joint tenants with rights of survivorship, GRANTEES, whose address is

1 Turnbough Rd Broadus MT 59317  
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 25 day of 26 May, 2022

Rick R. Turnbough  
Rick R. Turnbough

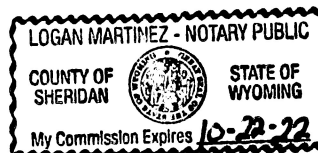
STATE OF WYOMING )  
)ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 26<sup>th</sup> day of May, 2022 by Rick R. Turnbough.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 10-22-22



**EXHIBIT "A"**

**A tract of land situated in the NE¼NW¼ of Section 18, Township 53 North, Range 83 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, described as follows:**

**Beginning at a point located on the South right-of-way line of the Wyoming Secondary Highway, said point being East 800 feet and South 40 feet from the Northwest corner of said NE¼NW¼ of said Section 18; thence, along the South right-of-way line of said Highway, East a distance of 125 feet to a point (said point being also on the West right-of-way line of and access road running South); thence South along said West right-of-way line of said access road a distance of 136.4 feet, thence S34°45'W along the Westerly right-of-way line of said access road a distance of 219.3 feet more or less, to a point, thence North a distance of 317 feet, more or less, to the point of beginning.**