



WARRANTY DEED

Excalibur Construction, Inc., a Wyoming corporation, 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 Tyler John Smith and Mallory Ann Smith, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 2339 Dry Run Rd 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:

A tract of land situated in the SW¼NW¼ of Section 1, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:  
Beginning at a point which is N56°46'W, 1236 feet from the Southeast corner of said SW¼NW¼; thence N88°20'W, 253.0 feet to a point in center of the County Road, thence N1°01'E, 100.0 feet, along the centerline of the County Road, thence S88°20'E, 254.4 feet to a point; thence S1°19'W, 100 feet to the point of beginning.  
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 15 day of MARCH, 2023.

Excalibur Construction, Inc., a Wyoming corporation

Andrew McFaul

BY: ANDREW MCF Faul

TITLE: PRES.

STATE OF WY )

COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 15<sup>th</sup> day of March, 2023 by Andrew McFaul, President of Excalibur Construction, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

[Signature]

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-28

