

WARRANTY DEED

Michael R. Hoy and Susan E. Hoy, husband and wife, Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT to **Hoy Properties, LLC**, whose address is PO Box P, Sheridan, Wyoming 82801, Grantee, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Tract No. 22, of Brundage Place, a Subdivision, as recorded in the Plat of record in the Office of the Sheridan County Clerk, State of Wyoming.

TOGETHER WITH a utility and access easement within Lot 23 of Brundage Place Addition to the City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point located N916'04"E, 233.30 feet from the Southeast corner of said Lot 23, said point being also on that Westerly right-of-way line of State Highway No. 87; thence along said right-of-way S916'04W, 35.87 feet; thence S8953'02"W, 168.58 feet to a point on the West line of said Lot 23; thence along said West line N008'13"E, 35.39 feet; thence N8953'02"E, 174.27 feet to the point of beginning.

AND TOGETHER WITH all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto and all reservoirs and reservoir rights, wells and well rights, water and water rights, ditches and ditch rights, appurtenant to or located on the above described property, more particularly described as follows:

One-seventieth of a cubic foot of water per second of the George Brundage appropriation from Little Goose Creek Priority Territorial 6-1-1883, through the Hurricane Ditch, and one-seventieth of a cubic foot per second of time carrying capacity in Burn Cleuch Ditch.

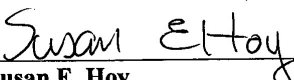
SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record.

DATED this 26 day of March 2020 and retroactively effective to the 1st day of January 2020.

GRANTORS:



Michael R. Hoy

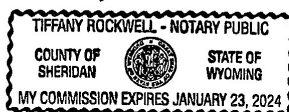


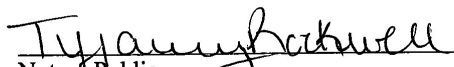
Susan E. Hoy

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Michael R. Hoy and Susan E. Hoy, husband and wife**, this 26th day of March 2020.

WITNESS my hand and official seal.





Notary Public

My Commission Expires: _____