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BOOK: 584 PAGE: 47 FEES: $15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Cynthia Vannoy, a single person, and Sabrina McBride (fka Sabrina Rhoades), a married person dealing in her sole and separate property, GRANTORS, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Matthew D. Cummins, a single person, GRANTEE whose address is PO Box 57 Clearmont WY 82835, 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 my/our hand(s) this 24 day of October, 2019.

Cynthia Vannoy

Sabrina McBride

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 24 day of October, 2019 by Cynthia Vannoy.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22

JUSTIN P. STROUP NOTARY PUBLIC My Commission Expires 04-10-2022 SHERIDAN COUNTY, WYOMING

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 24 day of October, 2019 by Sabrina McBride.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22

JUSTIN P. STROUP NOTARY PUBLIC My Commission Expires 04-10-2022 SHERIDAN COUNTY, WYOMING

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A parcel of land situated in Tract 40, Township 53 North, Range 79 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows: Beginning at corner No. 10 of Tract 40 (monumented with a GLO Brass Cap); thence N88°54'47"E, 1,373.49 feet, along the north line of said Tract 40 to a point lying on the centerline of Thompson Creek Road AKA County Road No. 219 witnessed by a 2" aluminum cap per PLS 5369 bears S88°54'47"W a distance of 30'; thence S02°47'44"E, 1,646.66 feet, S89°59'56"W a distance of 30'; thence S89°59'56"W, 1,437.02 feet to a 2" aluminum cap per LS 5369 lying on the west line of said Tract 40; thence N00°35'06"W, 1,618.76 feet to the Point of Beginning.