

## WARRANTY DEED

Patricia L. Hoover, Sole Trustee of the Hoover Family Trust, dated March 7, 2012 aka the Restated Hoover Family Trust, dated June 28, 2016, 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 Steven V. Cuddy and Stephanie S. Cuddy, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 8042 Citation Trail, Evergreen, CO 80439 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 1 day of November 2022.

The Hoover Family Trust, dated March 7, 2012

BY: Patricia L. Hoover  
Patricia L. Hoover, Sole Trustee

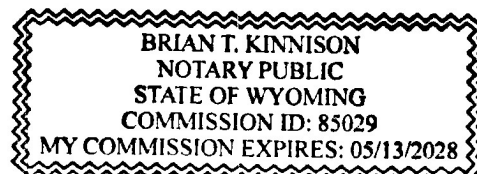
STATE OF WY )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2022 by Patricia L. Hoover, Sole Trustee of The Hoover Family Trust, dated March 7, 2012 aka the Restated Hoover Family Trust, dated June 28, 2016.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28





## **EXHIBIT A**

**A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 17, Township 53 North, Range 83 West of the 6th P.M., County of Sheridan, State of Wyoming, described as follows:  
Beginning at the NW Corner of Section 17, T53N, R83W; thence S0°10'E, a distance of 740 feet to a point on the South bank of the South Piney Creek, thence N61°18'E, a distance of 456.7 feet to the center of the bridge over South Piney Creek; thence N8°52'W, a distance of 30.7 feet along the center line of the County Road; thence N25°19'W, a distance of 62 feet along the center line of the County Road; thence N44°W, a distance of 283.8 feet along the center of the County Road; thence N36°48'W, a distance of 132.6 feet along the center line of the County Road; thence N27°44'W, a distance of 139.6 feet along the center line of the County Road; thence S89°12'W, a distance of 30 feet to the point of beginning.**

**NO. 2022-782417 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801