

WARRANTY DEED

Steve Russell and Karen Russell, husband and wife, 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 Christopher Ray Chambliss and Linda Marie Chambliss, Trustees of The Broken Road Revocable Living Trust Dated October 6, 2017, GRANTEES, whose address is 1020 Chrystal Heights Ct. Henderson, NV 89002 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 6 day of August, 2020.

Steve Russell
Steve Russell

Karen Russell
Karen Russell

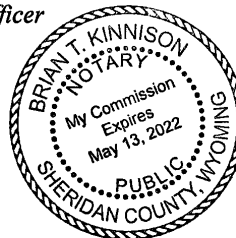
STATE OF Wy
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 6th day of August, 2020 by Steve Russell.

WITNESS my hand and official seal.

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

My Commission expires: 5-13-22



STATE OF Wy
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 6th day of August, 2020 by Karen Russell.

WITNESS my hand and official seal.

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

My Commission expires: 5-13-22





2020-760820 8/7/2020 3:59 PM PAGE: 2 OF 2
FEES: \$15.00 DO WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land known as Tract 17 of The Ranches at Soldier Creek located in Section 24, Township 56 North, Range 85 West, 6th, P.M., Sheridan County, Wyoming, being more particularly described as follows:

Commencing at a 3/4" aluminum cap, P.E. & L.S. No. 3159, marking the southwest corner of said Section 24 and proceeding N00°35'00"W, 878.05 feet, to a 1/2" aluminum cap, L.S. No. 12376, marking the southwest corner of Tract 19 of The Ranches At Soldier Creek; thence N89°48'13"E, 1160.30 feet, along the south line of said Tract 19 to a 1/2" aluminum cap, L.S. No. 12376, making the southeast corner of said Tract 19 and the POINT OF BEGINNING; thence the following two (2) courses along the easterly line of said Tract 19: N00°12'12"W, 780.58 feet, to a 1/2" aluminum cap, L.S. No. 12376; N16°32'50"W, 960.65 feet, to a point on the centerline of 66 foot wide access and utility easement being marked by a 1/2" aluminum cap, L.S. No. 12376, Witness Corner, 34.8 feet to the southeast; thence the following three(3) courses along said easement centerline; N55°28'42"E, 122.21 feet; N69°06'07"E, 687.91 feet; N71°33'38"E, 379.99 feet to the northwest corner of Tract 16 of The Ranches At Soldier Creek, being marked by a 1/2" aluminum cap, L.S. No. 12376, Witness Corner, 33.8 feet to the southeast; thence departing said centerline and proceeding the following two (2) courses along the westerly line of said Tract 16: S30°13'00"E, 1119.93 feet, to a 1/2" aluminum cap, L.S. No. 12376; S14°49'16"E, 1301.17 feet, to a 1/2" aluminum cap, L.S. No. 12376 marking the southwest corner of said Tract 16; thence departing said westerly line and proceeding S48°38'34"W, 437.86 feet, to a 1/2" aluminum cap, L.S. No. 12376; thence S89°48'09"W, 1393.81 feet, to a 1/2" aluminum cap, L.S. No. 12376; thence N00°13'09"W, 383.49 feet to the POINT OF BEGINNING.

NO. 2020-760820 WARRANTY DEED

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