

## WARRANTY DEED

Delane Cody Cunningham and Marcy Elizabeth Cunningham, 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 Chantz Cates and Cashlee Cates, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1097 Beatty Guich Rd. Sheridan WY 82801 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 27<sup>th</sup> day of July, 2020.

Delane Cody Cunningham  
Delane Cody Cunningham

Marcy Elizabeth Cunningham  
Marcy Elizabeth Cunningham

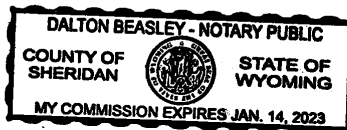
STATE OF Wyoming  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 27 day of July, 2020 by Delane Cody Cunningham.

WITNESS my hand and official seal.

Dalton Beasley  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: Jan 14, 2023



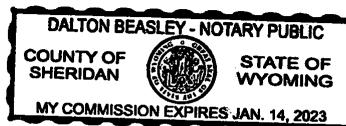
STATE OF Wyoming  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 27 day of July, 2020 by Marcy Elizabeth Cunningham.

WITNESS my hand and official seal.

Dalton Beasley  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: Jan 14, 2023





**2020-760500** 7/27/2020 4:28 PM PAGE: 2 OF 2  
FEES: \$15.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**EXHIBIT "A"**

A tract of land in the W½ of Section 8 and in the N½ of the NW¼ of Section 17, all within Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, and being more particularly described as follows:

Beginning at the NW¼ corner of Section 17; thence S00°22'07"W, along the north-south quarter section line of said Section 17 a distance of 1368.59 feet to the N1/16 corner of said Section 17; thence S88°13'09"W, along the N1/16 line of said Section 17 a distance of 1517.58 feet; thence N00°16'07"W, parallel to the west line of the NW¼ of said Section 17, 1345.28 feet to a point on the south line of said Section 8; thence N00°35'24"E, parallel to the west line of the SW¼ of said Section 8, 2223.09 feet to a point on the centerline of Beatty Gulch Road; thence along said centerline the following four (4) courses:

Northeasterly 319.25 feet along the arc of a 1470.00 foot radius curve to the left which chord bears N49°58'29"W, 318.62 feet; thence N43°45'11"E, 653.24 feet; thence Northeasterly 228.67 feet along the arc of a 1920.00 foot radius curve to the right which chord bears N47°09'54"E, 228.54 feet; thence N50°34'38"E, 895.95 feet to a point on the north-south quarter section line of said Section 8, which point bears S00°44'51"W, 1738.62 feet from the N¼ corner of said Section 8; thence southerly along said north-south quarter section line, S00°44'51"W, 924.67 feet to the center of said Section 8; thence continuing southerly along said north-south quarter section line, S00°44'51"W, 2629.26 feet to the point of beginning.