



2023-788419 10/24/2023 4:04 PM PAGE: 1 OF 4
FEES: \$24.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Mark Howard and Jennifer K. Howard, Trustees of The Mark Howard and Jennifer K. Howard Living Trust, dated March 31, 2015, and any amendments thereto and Carolyn K. Lake, a single person and Mark Howard, a married person as his sole and separate property and Cindy L. Romero, a single person, GRANTORS, 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 Kenny Craig and Shenella Craig, husband and wife, as tenants by entirety with rights of survivorship, GRANTEE, whose address is P.O. Box 632 Story WY 82842 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 24 day of October, 2023.

The Mark Howard and Jennifer K. Howard Living Trust, dated March 31, 2015, and any amendments thereto

BY:

Mark Howard
Mark Howard, Trustee

BY:

Jennifer K. Howard
Jennifer K. Howard, Trustee

Carolyn K. Lake
Carolyn K. Lake

Mark Howard
Mark Howard

Cindy L. Romero
Cindy L. Romero



STATE OF WY)
COUNTY OF Shurich)

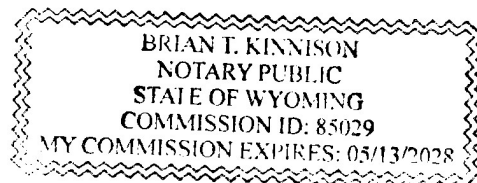
)ss.

This instrument was acknowledged before me on the 24th day of October, 2023 by Mark Howard, Trustee of The Mark Howard and Jennifer K. Howard Living Trust, dated March 31, 2015, and any amendments thereto.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28



STATE OF WY)
COUNTY OF Shurich)

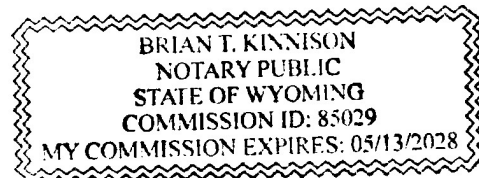
)ss.

This instrument was acknowledged before me on the 24th day of October, 2023 by Jennifer K. Howard, Trustee of The Mark Howard and Jennifer K. Howard Living Trust, dated March 31, 2015, and any amendments thereto.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28



STATE OF Wyoming)
COUNTY OF Laramie)

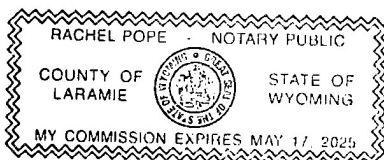
)ss.

This instrument was acknowledged before me on the 20th day of October, 2023 by Carolyn K. Lake.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: May 17, 2025





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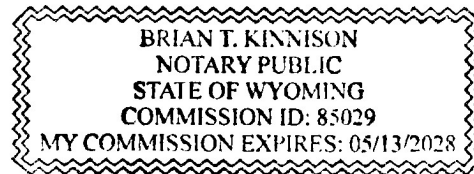
STATE OF Wy)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 24th day of October, 2023 by Mark Howard.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28



STATE OF Wyoming)
COUNTY OF Laramie) ss.

This instrument was acknowledged before me on the 20th day of October, 2023 by Cindy L. Romero.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: May 17, 2023

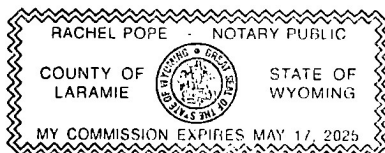




EXHIBIT A

PARCEL 1:

Township 53 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming:

A tract of land situated in the NE¼NE¼ of Section 18, being more particularly described as follows:

Beginning at a point 200 feet South of the Northeast corner of said Section 18, thence South 140 feet to a point, thence West 170 feet to a point, thence North 140 feet to a point, thence East 170 feet to the point of beginning.

PARCEL 2:

Part of the NE¼NE¼ of Section 18, Township 53 North Range 83 West, Sheridan County, Wyoming. Further described a follows:

Commencing at a point 340 feet South of the Northeast corner of said Section 18; thence South 60 feet to a point, thence West 170 feet to a point, thence North 60 feet to a point, thence East 170 feet to the point of beginning,

AND

A tract of land being the north forty (40.00) feet of a tract of land described in Book 495 of Deeds, Page 466, situated in the NE¼NE¼ of Section 18, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the northeast corner of said Section 18 (Monumented with a 3" Brass Cap per PLS 102); thence S00°05'06"E, 400.00 feet along the east line of said NE¼NE¼ to the POINT OF BEGINNING of said tract, said point being the southeast corner of a tract of land described in Book 413 of Deeds, Page 26 and the northeast corner of said tract described in Book 495 of Deeds, Page 466; thence S00°05'06"E, 40.00 feet along said east line of the NE¼NE¼ and the east line of said tract described in Book 495 of Deeds, Page 466 to a point; thence S89°45'19"W, 169.10 feet to a point, said point lying on the east line of a tract of land described in Book 352 of Deeds, Page 396; thence N00°16'01"W, 40.00 feet along said east line of a tract described in Book 352 of Deeds, Page 396 to a point, said point being the northwest corner of said tract described in Book 495 of Deeds, Page 466 and the southwest corner of said tract described in Book 413 of Deeds, Page 26; thence N89°45'19"E, 169.22 feet along the south line of said tract described in Book 413 of Deeds, Page 26 to the POINT OF BEGINNING of said tract.

NO. 2023-788419 WARRANTY DEED

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