

WARRANTY DEED

Lawrence G. Gill, III, Trustee of The Lawrence G. Gill, III Revocable Trust dated April 9, 2010, 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 Cody Wyant and Michelle Wyant, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 20 Chinook Dr. 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 our hands this 2 day of August, 2023.

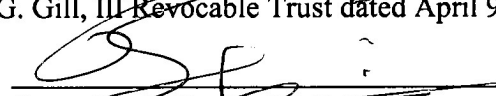
The Lawrence G. Gill, III Revocable Trust dated April 9, 2010


Lawrence G. Gill, Trustee

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 2nd day of August, 2023 by Lawrence G. Gill, Trustee of The Lawrence G. Gill, III Revocable Trust dated April 9, 2010.

WITNESS my hand and official seal.


Signature of Notary Public
Title: Notary Public

My Commission expires: 5-13-28

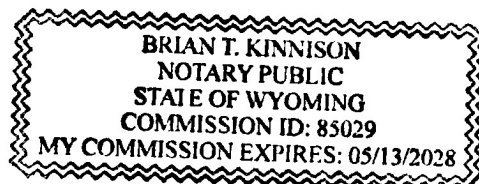


EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4, SECTION 26, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING COMMONLY KNOWN AS TRACT 4 OF NORTH RIM RANCHETTES, AN UNOFFICIAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING At A Point Which Is Located South 00°22'46" East, A Distance Of 769.63 Feet From The East 1/4 Corner Of Said Section 26 Also Being The Southeast Corner Of North Rim Ranchettes Tract 3 And Being On The East Line Of Said Section 26; Thence With Said East Section Line South 00°22'46" East, A Distance Of 498.68 Feet To A Point; Thence Leaving Said East Section line WEST A Distance Of 826.25 Feet To A Point; Thence South 80°26'55" West, A Distance Of 1112.56 Feet To A Point On The East Right Of Way Of Chinook Drive; Thence With Said Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 35.49 Feet, A Radius Of 550.87 Feet, A Chord Bearing Of North 8°51'58" West, A Chord Length Of 35.48 Feet; Thence Continuing With Said East Right Of Way North 60°42'41" West, A Distance Of 129.10 Feet To A Point; Thence Continuing With Said East Right Of Way With A Curve Turning To The Right With An Arc Length Of 68.17 Feet, A Radius Of 270.00 Feet, A Chord Bearing Of North 53°28'41" West, A Chord Length Of 67.99 Feet; Thence Continuing With Said East Right Of Way North 46°14'41" West, A Distance Of 173.67 Feet To A Point; Thence Continuing With Said East Right Of Way With A Curve Turning To The Right With An Arc Length Of 124.04 Feet, A Radius Of 270.00 Feet, A Chord Bearing Of North 33°05'00" West, A Chord Length Of 122.96 Feet; Thence Continuing With Said East Right Of Way North 19°55'19" West, A Distance Of 182.11 Feet To A Point; Thence Continuing With Said East Right Of Way With A Curve Turning To The Right With An Arc Length Of 155.54 Feet, A Radius Of 490.87 Feet, A Chord Bearing Of North 10°50'40" West, A Chord Length Of 154.89 Feet; Thence Continuing With Said East Right Of Way North 01°46'00" West, A Distance Of 169.30 Feet To A Point; Thence Continuing With Said East Right Of Way With A Curve Turning To The Right With An Arc Length Of 113.55 Feet, A Radius Of 270.00 Feet, A Chord Bearing Of North 10°16'53" East, A Chord Length Of 112.72 Feet; Thence Continuing With Said East Right Of Way North 22°19'47" East, A Distance Of 78.41 Feet To A Point; Thence Leaving Said Right Of Way And With A South Line Of North Rim Ranchettes Tract 3, South 75°26'11" East, A Distance Of 1343.44 Feet To A Point; Thence With A South Line Of North Rim Ranchettes Tract 3, EAST A Distance Of 1056.48 Feet To The Point Of BEGINNING.



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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2023-786898 WARRANTY DEED

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