

WARRANTY DEED

David M. Dewey GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the **GRANTEE, Robert Morris**, whose address is 427 NB Avenue, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A tract of land situated in the NW¼SE¼ of Section 5, Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

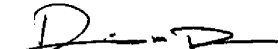
Beginning at a point which bears N 27°10'54" E a distance of 1,852.38 feet from the South ¼ corner of Section 5, thence S 87°06'48" E for a distance of 371.27 feet to a point in the center of Beatty Gulch Road; thence along the centerline of said road, N 4°20'57" E for a distance of 821.07 feet; thence leaving said centerline of the county road on a bearing of N 78°54'06" W for a distance of 672.00 feet; thence S 13°41'22" E for a distance of 956.54 feet to the point of beginning.

Basis of bearing is Wyoming State Plane, East Central Zone.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 hand this 6th day of May, 2022.

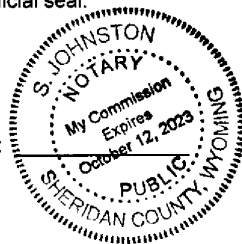

David M. Dewey

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by David M. Dewey, this 6th day of May, 2022.

Witness my hand and official seal.



My Commission Expires:


Signature of Notary Officer
Title: Notary Public

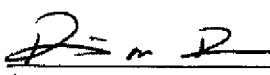
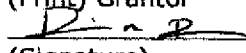
COVENANT FOR AGRICULTURAL PURPOSES EXEMPTION

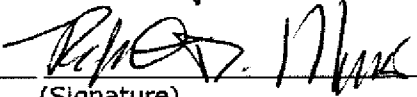
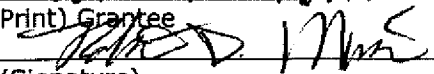
STATE OF _____)
)ss.
COUNTY OF _____)

The undersigned, being Grantors (and owners) and Grantees of a certain conveyance to which this Covenant is attached, being presented to the Sheridan County Clerk and Recorder for recording purposes, and all being of lawful age, and first duly sworn upon our oaths depose and state as follows:

1. That Grantors are the present owners of property described on Exhibit "A" which is attached hereto and made a part hereof and have this date delivered a Deed conveying Grantors' right, title and interest in and to such property to Grantees, and all of the parties hereto making application to the County Clerk of Sheridan County, Wyoming, to record such Deed pursuant to the agriculture exemption set forth in the State of Wyoming subdivision laws, and Grantors and Grantees hereby claiming that such conveyance is in fact exempt from the subdivision requirements set forth in such laws as well as other applicable County subdivision regulations for the reason that the lands described in this conveyance are agricultural lands, and the undersigned hereby stating and covenanting that such property as set forth on Exhibit "A" shall be used only for agricultural purposes (production of crops, livestock or other agrarian industry for the primary purpose of obtaining a monetary profit).
2. The parties hereto understand and acknowledge that this Covenant (that the property will be used for agricultural purposes) is binding upon the property and shall inure to the benefit of the respective successors, assigns and heirs of the Grantees. The undersigned further acknowledge that if the property is not used as stated and agreed herein, both parties may be subject to prosecution under the laws of the State of Wyoming and the *Rules and Regulations Governing the Division of Land in Sheridan County, Wyoming*. The parties further understand that the property will be used exclusively for agricultural purposes until a proper request is made and the County grants a subdivision permit allowing this division of property for non-agricultural purposes. The Grantees specifically acknowledge that any future conveyance of the subject property will be subject to the Covenant contained herein.
3. The undersigned state and agree that they have executed this Covenant in good faith and not for the purpose of evading the *Rules and Regulations Governing the Division of Land in Sheridan County, Wyoming*. Further, it is understood that this covenant shall have no bearing on taxation that the property may be subject to pursuant to Wyoming Statutes, Title 39.

DATED and signed this 5th day of April 2022.


(Signature)
David M. Dewey
(Print) Grantor

(Signature)


(Signature)
Robert D. Morris
(Print) Grantee

(Signature)



ACKNOWLEDGMENT

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

The following Instrument was acknowledged before me by David Dewey
Robert Morris

this 5th day of April 2022

Witness my hand and official seal.

Trish Penn
Notary Public
My Commission Expires: 1-3-2023

