



WARRANTY DEED

Susan J. Baker, Sole Trustee of the Baker Family Irrevocable Income Only Trust dated December 7, 2016, and any amendments thereto, 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 Susan J. Baker, Sole Trustee of the Jerry and Susan Baker Living Trust dated December 8, 2016, and any amendments thereto, GRANTEE, whose address is 1001 Beaver Creek Road, 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:

A tract of land located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, T54N, R84W, 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at an aluminum cap at the east $\frac{1}{4}$ corner of said Section 6, said cap being located in the Big Horn-Beckton County Road; thence N1°10'55"W, 1,271.6 feet to a fence post; thence S88°54'W, 487.19 feet to a No. 5 steel rod; thence S1°10'55"E, 1,262.99 feet to a point in said county road; thence N89°51'E, 487.27 feet to the point of beginning.

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 20 day of November, 2024

The Baker Family Irrevocable Income Only Trust dated December 7, 2016

Susan J. Baker
 Susan J. Baker, Sole Trustee

STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20th day of November, 2024 by Susan J. Baker, Sole Trustee of the Baker Family Irrevocable Income Only Trust dated December 7, 2016, and any amendments thereto.

WITNESS my hand and official seal.

Nicole Pearce
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 6.25.2030

NO. 2024-795922 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 FIRST FEDERAL BANK & TRUST 46 W BRUNDAGE
 SHERIDAN WY 82801

