

**WARRANTY DEED**

CYNTHIA JEAN SOLTIS VOILES, a married woman dealing in her sole and separate property, Grantor, of Johnson County, and State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Matthew D. Cummins, a single man, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO MATTHEW D. CUMMINS, a single man, Grantee, whose address is 351 Northridge Drive, Clarksville, Tennessee, 37042, the following described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**Together with** all improvements situate thereon and appurtenances thereunto belonging; and,

**Subject to** all easements, reservations, covenants and restrictions, if any, of sight and of record; and,

**Further subject to** discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records;

**Reserving to Seller and her successors and assigns**, all oil, gas and other minerals presently owned by Seller contained in or underlying said lands, together with the right to enter thereon for the purpose of drilling for or mining the said oil, gas or other minerals and the right to use so much of the surface as may be necessary for such purposes, provided the owner of the surface is reasonably compensated for all damage done thereto.

WITNESS my hand this 15 day of April, 2019.

*Cynthia Jean Soltis Voiles*  
CYNTHIA JEAN SOLTIS VOILES, Grantor

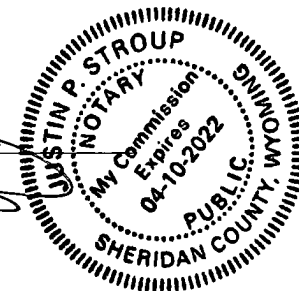
STATE OF WYOMING     )  
  ) ss.  
County of Sheridan     )

The foregoing instrument was acknowledged before me by CYNTHIA JEAN SOLTIS VOILES this 15 day of April, 2019.

Witness my hand and official seal.

Notary Public

My commission expires: 4/10/22



**EXHIBIT "A"**

Township 53 North, Range 79 West, 6<sup>th</sup> P.M.  
Sheridan County, Wyoming

A tract of land situated in Lots 5, Lot 6, Lot 8 and the NE1/4SW1/4 of Section 4, Township 53 North, Range 79 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the southwest corner of Section 33, Township 54 North, Range 79 West (monumented with an aluminum cap per PE&LS 2085); thence N88°54'59"E, 662.03 feet, along the north line of said Section 4 to a G.L.O. brass cap at corner #10 of Tract 40; thence S00°35'09"E, 2,086.98 feet, along the west line of said Tract 40 to a 2" aluminum cap per LS 5369; thence S88°46'42"W, 2,087.04 feet to a 2" aluminum cap per LS 5369; thence N00°35'04"W, 2,088.53 feet to a 2" aluminum cap per LS 5369 lying on said north line of Section 4; thence N88°46'36"E, 1,424.97 feet, along said north line to the POINT OF BEGINNING.

Said tract contains 100.05 acres of land, more or less  
Basis of Bearings is Wyoming State Plane (East Central Zone)

**NO. 2024-794873 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801