

## WARRANTY DEED

Jeffry A. Lumbardy, a single person and Andreha J. Kaiser, a single person, as joint tenants with rights of survivorship, 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 Cassandra E. Newman, a single person, GRANTEE, whose address is 4 Swain Rd 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 16 day of DECEMBER, 2022.

Jeffry A. Lumbardy  
Jeffry A. Lumbardy

Andreha J. Kaiser  
Andreha J. Kaiser

STATE OF WY )  
COUNTY OF Sheridan ) ss.

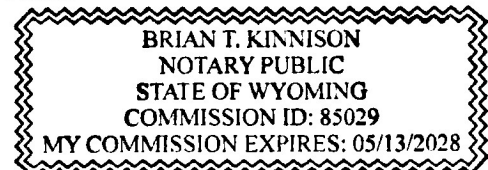
This instrument was acknowledged before me on the 16<sup>th</sup> day of December, 2022 by Jeffry A. Lumbardy.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28

STATE OF WY )  
COUNTY OF Sheridan ) ss.

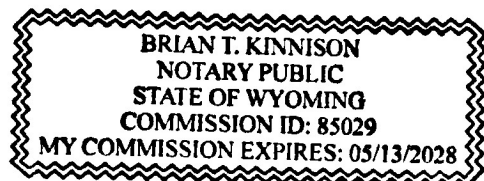


This instrument was acknowledged before me on the 16<sup>th</sup> day of December, 2022 by Andreha J. Kaiser.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28



# EXHIBIT A

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 22, Township 55 North, Range 84 West, of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located S86°18'14"W, 628.76 feet from the North Quarter Corner of Section 22, said point being located on the Southerly Right-of-Way of Swaim Road (Sheridan County #56); thence along said Southerly Right-of-Way line N89°43'29"E, 564.38 feet to a point on the Easterly Right-of-way line of Big Horn Avenue (Sheridan County Road #115); thence along said Easterly Right -of-Way line the following courses; through a curve to the left having a radius of 3330.04 feet, an arc length of 67.47 feet, a delta angle of 01°09'39", with a chord length of 67.47 feet, bearing S03°21'50"E; thence S03°56'11"E, 216.10 feet; thence leaving said Easterly Right-of-Way line S89°18'09"W, 583.10 feet; thence N00°01'22"W, 287.33 feet to the point of Beginning.



**2022-783162** 12/16/2022 4:19 PM PAGE: 2 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2022-783162 WARRANTY DEED**

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