



WARRANTY DEED


Fred T. Schwerr and Kathryn E. Schwerr, husband and wife, 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 Devin Wayne Dugaard and Caitlin Ann Dugaard, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 100 EARLY CREEK RD RANKINSTEAD, WY 82839 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 17th day of January, 2025.

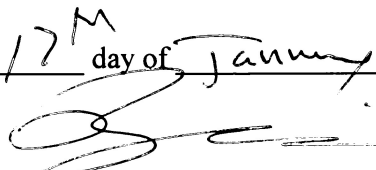

 Fred T. Schwerr


 Kathryn E. Schwerr

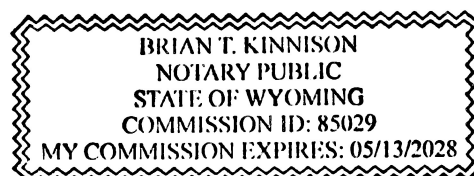
STATE OF WY)
)ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 17th day of January, 2025 by Fred T. Schwerr.

WITNESS my hand and official seal.


 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 5-13-28





STATE OF WY

)

COUNTY OF Sheridan

)ss.

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This instrument was acknowledged before me on the 04th day of January, 2025
by Kathryn E. Schwerr.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-28

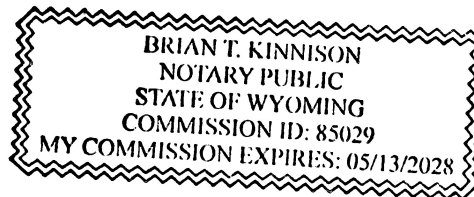




EXHIBIT "A"

A tract of land located in the W½SE¼NE¼ & W½NE¼SE¼ of Section 7, Township 57 North, Range 85 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the E¼ corner of Section 7; thence S00°03'00"E along the east line of said Section 7 for a distance of 1327.40 feet; thence S89°32'56"W for a distance of 663.94 feet to the POINT OF BEGINNING; thence continuing S89°32'56"W for a distance of 663.94 feet; thence N00°00'58"E for a distance of 2652.31 feet; thence N89°27'33"E for a distance of 662.55 feet; thence S00°00'51"E for a distance of 2653.33 feet to the POINT OF BEGINNING.

AND

A tract of land located in the E½SE¼NE¼ & E½NE¼SE¼ of Section 7, Township 57 North, Range 85 West of the 6th Principal Meridian, more particularly described as follows:

Beginning at a E¼ corner of Section 7; thence S00°03'00"E along the east line of said Section 7 for a distance of 1327.40 feet; thence S89°32'56"W for a distance of 663.94 feet; thence N00°00'51"W for a distance of 2653.33 feet; thence N89°27'33"E for a distance of 662.55 feet to a point on the east line of said Section 7; thence S00°02'21"E along the east line of said Section 7 for a distance of 1326.97 feet to the POINT OF BEGINNING.

NO. 2025-796885 WARRANTY DEED

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