



WARRANTY DEED


Jason White and Shanna White, 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 Jason White and Shanna White, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEE, whose address is 5 Lyric Drive, Ranchester, Wyoming 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 25th day of November, 2024.



Jason White




Shanna White

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

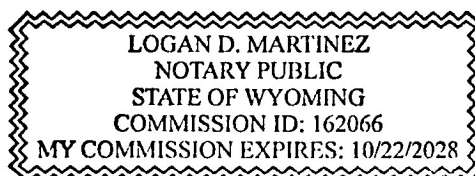
This instrument was acknowledged before me on the 25th day of November, 2024 by Jason White.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10.22.28





STATE OF WYOMING

COUNTY OF Sheridan

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)ss.
)

This instrument was acknowledged before me on the 26th day of November, 2024
by Shanna White.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10.22.28

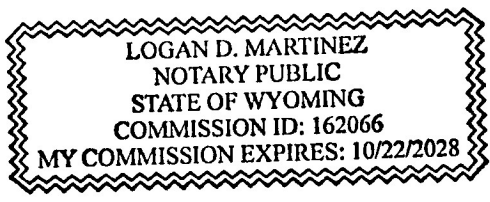


EXHIBIT "A"

LOT 3A LEGAL DESCRIPTION

A TRACT OF LAND REFERRED TO AS "LOT 3A" ON THE BOUNDARY LINE ADJUSTMENT RECORDED AUGUST 30TH, 2024, IN DRAWER A, PLAT NO. 750 AND BEING A PART OF LOT 3 OF SPIRIT RIDGE SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N1/4) OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. THENCE S 33°56'40" W, 1697.30 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SPIRIT RIDGE SUBDIVISION, LYING 39.74 FEET FROM THE NORTHEAST CORNER OF LOT 5 OF SPIRIT RIDGE SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 00°28'09" W, 274.27 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N 89°40'56" E, 357.82 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S 00°28'32" E, 275.15 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE S 89°49'22" W, 357.86 FEET TO THE POINT OF BEGINNING.

LOT 5A LEGAL DESCRIPTION

A TRACT OF LAND REFERRED TO AS "LOT 5A" ON THE BOUNDARY LINE ADJUSTMENT RECORDED AUGUST 30TH, 2024, IN DRAWER A, PLAT NO. 750 AND BEING A PART OF LOT 3 AND 5 OF SPIRIT RIDGE SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N1/4) OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. THENCE S 33°56'40" W, 1697.30 FEET TO A POINT ON THE WEST LINE OF LOT 3 OF SPIRIT RIDGE SUBDIVISION, LYING 39.74 FEET FROM THE NORTHEAST CORNER OF LOT 5 OF SPIRIT RIDGE SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°49'22" E, 357.86 FEET TO THE EAST LINE OF LOT 3 OF SPIRIT RIDGE SUBDIVISION; THENCE S 00°28'32" E, 334.10 FEET ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 14; THENCE S 89°44'59" W, 357.70 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S 89°41'46" W, 153.28 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE THROUGH AN ARC TO THE LEFT HAVING A RADIUS OF 3869.72 FEET, AN ARC LENGTH OF 179.54 FEET, A DELTA OF 2°39'30" AND A CHORD OF S 88°24'36" W, 179.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF LYRIC DRIVE; THENCE N 00°28'11" W, 298.81 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE N 89°41'17" E, 332.58 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 00°28'09" W, 39.74 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

NO. 2024-796099 WARRANTY DEED

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