

WARRANTY DEED

Howard L. Mussell, "Grantor," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to **Howard L. Mussell, Frank T. Mussell, and Elizabeth T. Ayers**, Trustees of the Mussell Ranch Revocable Trust, dated May 6, 2024, "Grantees," whose address is 1590 Sugarland Drive, Suite B, Sheridan, Wyoming 82801, the following described real estate, situate in Sheridan County, State of Wyoming, more particularly described as follows:

Township 55 North, Range 83 West, 6th P.M.:

Section 14: S $\frac{1}{2}$

Section 15: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 22: E $\frac{1}{2}$ NE $\frac{1}{4}$

Section 23: N $\frac{1}{2}$ NW $\frac{1}{4}$

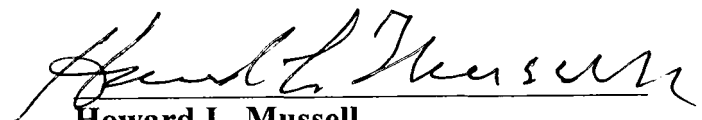
TOGETHER WITH all improvements thereon and all appurtenances thereto, including all appurtenant access and utility easements and all appurtenant water and water rights, ditches and ditch rights, reservoirs and reservoir rights.

SUBJECT TO all exceptions, reservations, right-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.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

I hereby ~~revoke~~ the Transfer on Death Deed that I executed on September 18, 2023, recorded as Document Number 2023-787743, of the Sheridan County, Wyoming land records.

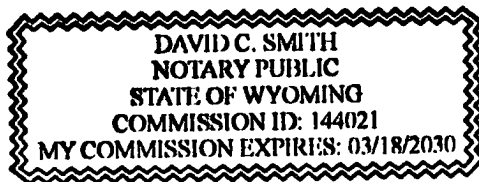
WITNESS my hand this 6th day of May, 2024.



Howard L. Mussell

STATE OF WYOMING)
: SS
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 6th day of May, 2024, by
Howard L. Mussell.

WITNESS my hand and official seal.




Notarial Officer

My Commission expires: 3/18/30

NO. 2024-791855 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LONABAUGH & RIGGS DRAWER 5059
SHERIDAN WY 82801