

WARRANTY DEED

Branden Lee Dennis, Trustee of the Darcy Lee Dennis Spendthrift Trust, dated March 7, 2018, under Article 11 of the Atter Family Living Trust, dated January 27, 1993, as amended and restated in its entirety on June 8, 2007, and as amended in part on June 2, 2008, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to **Michael S. Rice, a single person, and Theresa Mae Rice, a single person, together as joint tenants with rights of survivorship,** whose address is 305 Pine Dr. Sheridan, WY 82801, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in WY County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

SEE EXHIBIT "A" ATTACHED HERETO;

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS my/our hand(s) this 7th day of April, 2022.

Darcy Lee Dennis Spendthrift Trust, dated March 7, 2018, under Article 11 of the Atter Family Living Trust, dated January 27, 1993, as amended and restated in its entirety on June 8, 2007, and as amended in part on June 2, 2008

By: Branden Lee Dennis
Branden Lee Dennis, Trustee

State of Wyoming
County of WY

This instrument was executed and acknowledged before me on April 7, 2022 by Branden Lee Dennis, Trustee of Darcy Lee Dennis Spendthrift Trust, dated March 7, 2018, under Article 11 of the Atter Family Living Trust, dated January 27, 1993, as amended and restated in its entirety on June 8, 2007, and as amended in part on June 2, 2008.

J. Hand
Signature of Notarial Officer

Notary
Title (e.g. Notary Public)

My commission expires: 6-18-23

Seal: _____

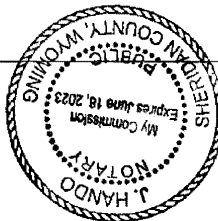


EXHIBIT A

All of that portion of the East half of the Southwest quarter of Section 26, Township 55 North, of Range 84 West of the Sixth Principal Meridian, Sheridan County, State of Wyoming, described as follows:

Commencing at a point 120 feet East of the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 26; thence East 300 feet; thence South parallel to the West line of the East half of the Southwest quarter to the northerly line of the State Highway; thence Northwesterly along said northerly line of the State Highway to a point 120 Feet East of the West line of said East half of the Southwest quarter; thence North to the point of beginning.

EXCEPTING THEREFROM that portion of the above referenced land conveyed by Warranty Deed recorded on November 17, 1989 in Book 331, Page 284, Document No. 45391.