

WARRANTY DEED

Casey D. Cunningham and Jessie L. Cunningham, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Tyffani Squires, a single person, and Colemun Harbaugh, a single person, together as joint tenants with rights of survivorship, GRANTEES, whose address is 1354 Warren Ave, 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 my/our hands(s) this 23 day of August, 2018.


Casey D. Cunningham


Jessie L. Cunningham

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 23 day of August, 2018 by Casey D. Cunningham.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22



STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 23 day of August, 2018 by Jessie L. Cunningham.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land being the NE1/4 of the NE1/4 of Section 18, part of the NW1/4 of the NW1/4 of Section 17, part of the SE1/4 of the SE1/4 of Section 7, all that part of the NE1/4 of the SE1/4 of Section 7 lying south and east of Beatty Gulch Road, part of the W1/2 of the SW1/4 of Section 8 lying south of the Beatty Gulch Road, all within Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, and being more particularly described as follows:

Beginning at the Northeast 1/16 corner of said Section 18, said corner being a 2" brass cap per LS 6594 at the southeast corner of Tract 8 of Beatty Spur Ranchettes; thence N00°15'10"W along the west line of the NE1/4 of the NE1/4 of said Section 18, 1330.01 feet to the E1/16 corner between said Sections 7 and 18; thence N00°35'48"E along the west line of the SE1/4 of the SE1/4 of said Section 7, 890.11 feet to a point on the center line of Beatty Gulch Road; thence along the centerline of Beatty Gulch Road the following ten (10) courses: northeasterly 118.66 feet along the arc of a 925.00 foot radius curve to the left which chord bears N19°50'14"E, 118.58 feet; thence N 16°09'44" E, 338.35 feet; thence northeasterly 122.04 feet along the arc of a 100.00 foot radius curve to the right which chord bears N 51°07'25" E, 114.60 feet; thence N 86°05'06" E, 116.49 feet; thence N 86°05'06" E, 635.43 feet; thence northeasterly 398.42 feet along the arc of a 820.00 foot radius curve to the left which chord bears N 72°09'57" E, 394.51 feet; thence N 58°14'47" E, 188.45 feet; thence northeasterly 126.34 feet along the arc of a 7040.00 foot radius curve to the left which chord bears N 57°43'57" E, 126.33 feet; thence N 57°13'06" E, 978.86 feet; thence northeasterly 26.22 feet along the arc of a 1470.00 foot radius curve to the left which chord bears N 56°42'27" E, 26.22 feet; thence S00°35'24"W, parallel to the west line of the SW 1/4 of said Section 8, 2223.09 feet to a point on the south line of said Section 8; thence S00°16'07"E, parallel to the west line of the NW 1/4 of said Section 17, 1345.28 feet to a point on the south line of the NW1/4 of the NW1/4 of said Section 17; thence S88°13'09"W along said south line, 1117.85 feet to the N1/6 corner between said Sections 17 and 18; thence S89°37'31"W, 1330.83 feet to the Point of Beginning.