

WARRANTY DEED

Suzanna Thomas, a single person, hereinafter referred to as Grantor, of Sheridan County, Wyoming, for valuable consideration, CONVEYS AND WARRANTS to **Suzanna Thomas as Trustee of The Suzanna Thomas Trust, dated August 21, 2020**, whose address is P.O. Box 111, Parkman, Wyoming 82838, and her successors in trust, hereinafter referred to as Grantee, the following-described real estate situate in Sheridan 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 and incorporated herein by reference;

TOGETHER WITH all water and water rights, reservoirs and reservoir rights, ditches and ditch rights, wells and well rights appurtenant to or located on the above described property, and all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record; and

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

The Grantee holds this property as Trustee of The Suzanna Thomas Trust, dated August 21, 2020. The Settlor of the Trust is Suzanna Thomas, a single person, who has unrestricted power to amend or revoke the terms of the Trust.

DATED this 21 day of December 2020.

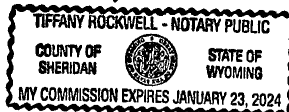
GRANTOR:

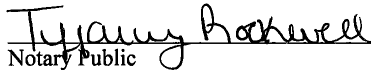

Suzanna Thomas

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Suzanna Thomas** this 21st day of December 2020.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: 1/23/24

Exhibit A

A tract of land located within Lot 5, Lot 6, the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4), and the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section 6, Township 57 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point which is located N 0°08'47"W, 2532.06 feet from the Southwest Corner of said Section 6, said point being on the west line of a tract of land as described in Sheridan County Book 403 of Deeds at Page 686; thence along the boundary of said tract the following bearings and distances: N 0°08'47"W, 1471.13 feet, thence S 88°37'46"E, 1031.54 feet; thence S 7°20'30"E, 18.35 feet, thence S 28°38'59"E, 522.85 feet; thence S 74°27'23"E, 92.48 feet; thence S 1°13'45"W, 1239.54 feet to a point on the east line of said tract; thence leaving said east line N 77°37'37"W, 1374.96 feet to the point of beginning.

The above-described tract contains 47.75 acres, more or less.