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FEES: $18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Hazen Scott Dickerson and Gina Marie Dickerson, 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 Tyler Baltz and Haley Baltz, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 419 Meade Creek Rd. 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 our hands this 22 day of July, 2025.

Hazen Scott Dickerson

Gina Marie Dickerson

STATE OF Wyoming)
)ss.
COUNTY OF Albany)

This instrument was acknowledged before me on the 22 day of July, 2025 by Hazen Scott Dickerson.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 03/22/2028

HADEN GRANDY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 166774
MY COMMISSION EXPIRES: MARCH 22, 2028

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FEES: $18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF Wyoming)
)ss.
COUNTY OF Albany)

This instrument was acknowledged before me on the 22nd day of July, 2025 by Gina Marie Dickerson.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 03/22/2028

HADEN GRANDY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 166774
MY COMMISSION EXPIRES: MARCH 22, 2028

EXHIBIT A

A parcel of land lying in the NE¼SW¼ and the NW¼ of Section 33, Township 55 North, Range 83 West of 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Southeast corner of said NE¼ of the SW¼, said point Aluminum Cap and #5 rebar per L.S. 2615; thence along the South line of said NE¼ of the SW¼ S. 89°58'39" W. a distance of 553.95 feet to a point (P.C. and #5 rebar per L.S. 2615); thence N. 14°28'07" E. a distance of 933.93 feet to a point (P.C. and #5 rebar per L.S. 2615); thence N. 38°24'16"W, a distance of 783.44 feet to a point (P.C and #5 rebar per L.S. 2615); thence N. 64°52'53" W. a distance of 656.36 feet to a point (P.C. and #5 rebar per L.S. 2615); thence N. 64°52'53" W. a distance of 22.00 feet to a point; thence N. 65°00'36" W. a distance of 29.35 feet to a point (P.C. and #5 rebar per L.S. 2615); thence along the South boundary of the Mussell Property and also lying Northwesterly of a county road N. 32°36'26" E. a distance of 210.44 feet to a point; thence N. 45°17'03" E. a distance of 213.77 feet to a point; thence N. 66°26'12" E. a distance of 239.29 feet to a point; thence N. 75°39'41" E. a distance of 448.25 feet to a point; thence N. 78°08'29" E. a distance of 373.92 feet to a point, said point being a 3 inch Aluminum Cap per Wyoming State Highway Department P.E., L.S. 653 and also being the Southeast corner of the Mussell Property; thence N. 78°08'08" E. a distance of 61.31 feet to a point; thence N. 78°10'01" E. a distance of 68.81 feet to a point (P.C. and #5 rebar per L.S. 2615); thence S. 00°50' 14" E. a distance of 2456.58 feet to the point of beginning;

EXCEPTING THEREFROM that certain parcel of land conveyed to Earl Wintermute and Darlene Wintermute as contained in Warranty Deed recorded June 17, 1988 in Book 319, Page 284.