

WARRANTY DEED

Tell Shannon and Tyler Shannon, 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 Kerry Michael Welch, a married person as his sole and separate property, GRANTEE, whose address is 80 Taylor 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:

The following described tract of land located in the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 14, Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming:

Beginning at the SE corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14; thence N89°12'15"W, 300.26 feet; thence N36°15'51"W, 337.33 feet; thence N23°21'39"W, 315.71 feet; thence N7°45'30"E, 218.13 feet to the center of a road; thence along said center of road, S41°58'20"E, 920.61 feet; thence S2°49'20"E, 98.47 feet; thence N88°27'58"W, 25.03 feet to the point beginning.

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 29 day of March, 2024.

Tell Shannon
Tell Shannon

Tyler Shannon
Tyler Shannon

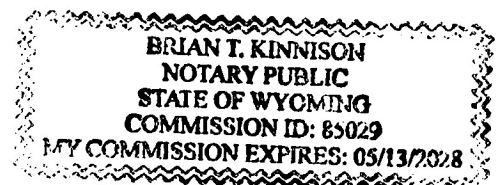
STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 29th day of March, 2024 by Tell Shannon.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

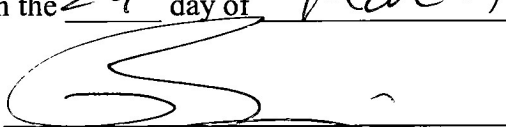
My Commission expires: 5-13-2028



STATE OF WY)
COUNTY OF Sheridan)ss.
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This instrument was acknowledged before me on the 29th day of March, 2024
by Tyler Shannon.

WITNESS my hand and official seal.


Signature of Notary Public

Title: Notary Public

My Commission expires: 573-28

