



2025-800923 7/29/2025 3:52 PM PAGE: 1 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

WW Land Group, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the **GRANTEES, Kristen K. Lovegrove and Thomas B. Lovegrove, husband and wife, as tenants by the entirety**, whose address is _____, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 hand(s) this 29 day of July, 2025

WW LAND GROUP, LLC


By: Jason Watts, Manager

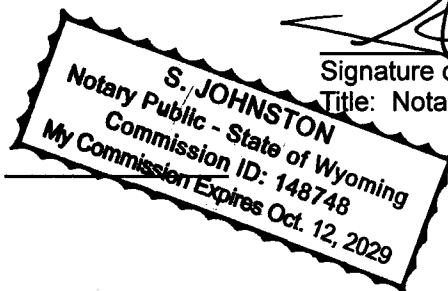
State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Jason Watts, Manager of WW Land Group, LLC, a Wyoming limited liability company, this 29th day of July, 2025

Witness my hand and official seal.

My Commission Expires: _____




Signature of Notarial Officer
Title: Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF A TRACT OF LAND DESCRIBED BY DEED #2024-791948 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE NORTHWEST QUARTER (NW1/4) AND THE WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE S 59°10'34" E 974.85 FEET TO A POINT ON THE NORTHWEST LINE OF COAL CREEK RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 71°40'56" E 3314.52 FEET, TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4); THENCE S 00°20'44" E 1025.93 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4); THENCE N 71°14'54" W 4064.53 FEET TO A POINT ON SAID NORTHWEST LINE OF COAL CREEK ROAD RIGHT-OF-WAY; THENCE N 45°00'29" E, 175.82 WIPEOUFEET ALONG SAID NORTHWEST LINE; THENCE N 48°53'41" E 150.62 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 361.77 FEET, AN ARC LENGTH OF 115.80 FEET, A DELTA OF 18°20'25", A CHORD OF N 37°39'53" E 115.31 FEET ALONG SAID NORTHWEST LINE; THENCE N 29°03'43" E 105.45 FEET ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 460.54 FEET, AN ARC LENGTH OF 163.67 FEET, A DELTA OF 20°21'47" AND A CHORD OF N 39°01'49" E 162.81 FEET ALONG SAID NORTHWEST LINE; THENCE N 52°49'03" E 157.23 ALONG SAID NORTHWEST LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 316.36 FEET, AN ARC LENGTH OF 173.76 FEET, A DELTA OF 31°28'12" AND A CHORD OF N 39°19'18" E 171.59 FEET ALONG SAID NORTHWEST LINE TO THE POINT OF BEGINNING; SUBJECT TRACT CONTAINING AN AREA OF 80.94 FEET MORE OR LESS.

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBERANCES OF RECORD.

