

WARRANTY DEED

Michelle L. Gibbons, a single person, and Ronald M. Gibbons, a single person, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to Clayton L. Morris and Elizabeth N. Morris, husband and wife, as tenants by the entirety, whose address is PO Box 166, Story WY, 82842, (hereinafter known as "Grantee," whether one or more) the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

A tract of land situated in the NE1/4SW1/4 of Section 7, Township 53 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point which is South 22°47' West, a distance of 578.6 feet from the center 1/4 corner of said Section 7, said point being on Northerly right-of-way of State Highway, thence along Northerly right-of-way of State Highway for a distance of 155 feet with bearing of North 87°31' West, thence North 19°30' East, a distance of 377.5 feet to the center of North Piney Creek, thence along center of North Piney Creek, thence South 66°45' East, a distance of 142.2 feet, thence South 40°54' East, a distance of 33.7 feet, thence South 24°32'30" West, a distance of 307.15 feet to the point of beginning.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS our hands this 30th day of August, 2023.

maebbons
Michelle L. Gibbons

STATE OF Wyoming)SS.
COUNTY OF Sheridan

This instrument was executed and acknowledged before me on 8-30-2023, 2023, by Michelle L. Gibbons.

Mckyla D Oatts
Signature of Notarial Officer

Title: Notary Public

SEAL:

My commission expires: 5-17-2024

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Ronald M. Gibbons

STATE OF Wyoming
COUNTY OF Sheridan)SS.

This instrument was executed and acknowledged before me on August 30, 2023, by
Ronald M. Gibbons.



Signature of Notarial Officer

Title: Notary Public

SEAL:

My commission expires: 5-17-2024

