



2019-752966 9/27/2019 2:07 PM PAGE: 1 OF 2
BOOK: 583 PAGE: 414 FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

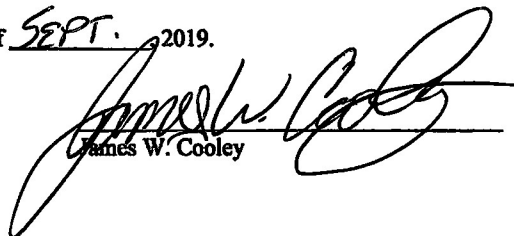
James W. Cooley, a married person dealing in his sole and separate property, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Keith R. Cooley and Cheryl D. Cooley, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 1635, Ranchester, WY 82839, 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.

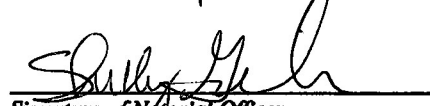
WITNESS my/our hand(s) this 26 day of SEPT., 2019.


James W. Cooley

STATE OF Montana
COUNTY OF Lincoln } ss.

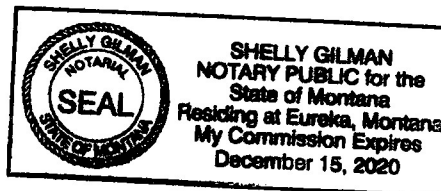
This instrument was acknowledged before me on the 26th day of September, 2019 by James W. Cooley.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires:

12/15/2020





2019-752966 9/27/2019 2:07 PM PAGE: 2 OF 2
BOOK: 583 PAGE: 415 FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land located in the South Half of the Northeast Quarter (S½NE¼) and the Southeast Quarter of the Northwest Quarter (SE¼NW¼) of Section 31, Township 58 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Center Quarter (C¼) Corner of Section 31, said C¼ being located on the south line of a tract of land described in Sheridan County Book 464 of Deeds at Page 231; thence along the south line of said tract N89°50'10"W, 937.86 feet to the southwest corner of said tract; thence along the west line of the said tract N0°29'29"E, 1038.14 feet; thence S89°48'04"E, 2369.44 feet to a point on the east line of a tract of land described in Sheridan County Book 473 of Deeds at Page 341; thence along said east line S0°22'46"E, 839.25 feet; thence continuing along said east line S0°05'21"E, 198.35 feet to a point on the south line of the Northeast Quarter (NE¼) of said Section 31; thence along said south line (also being along the south line(s) of that tract as described in Book 473, Page 341 and then that tract as described in Book 464, Page 231) N89°48'04"W, 1446.35 feet to the point of beginning.

EXCEPTING THEREFROM that certain Warranty Deed as conveyed to Russel J. Cooley and Sandra A. Cooley, recorded May 16, 2006 in Book 474 of Deeds, Page 278.

ALSO

EXCEPTING THEREFROM that certain Warranty Deed as conveyed to Mindy R. Cooley, recorded May 16, 2006 in Book 474 of Deeds, Page 279.

ALSO

EXCEPTING THEREFROM that certain Warranty Deed as conveyed to Keith R. Cooley, recorded May 16, 2006 in Book 474 of Deeds, Page 280.

NO. 2019-752966 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801