



WARRANTY DEED

Frederick K. Cunningham and Cheryl A. Cunningham, 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 Karissa Beason and Zach Beason, ~~husband and wife~~, as tenants by entirety with rights of survivorship, GRANTEES, whose ~~address~~ is P.O. Box 184 Big Horn WY 82833 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:

*wife and husband,

SEE ATTACHED LEGAL DESCRIPTION

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 15 day of May, 2024



Frederick K. Cunningham


Cheryl A. Cunningham

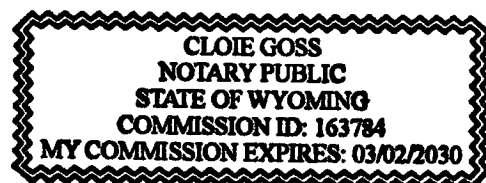
STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 15 day of May, 2024 by Frederick K. Cunningham.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/30





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


STATE OF WYOMING

COUNTY OF Sheridan

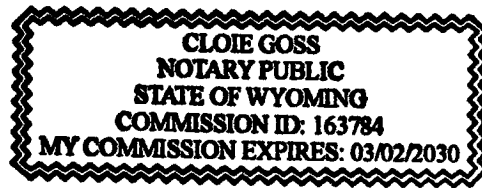
)
)ss.
)

This instrument was acknowledged before me on the 15 day of may, 2024
by Cheryl A. Cunningham.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 312130



LEGAL DESCRIPTION

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract also being a part of Tract 25 of the unofficial subdivision of Metz Big Horn Ranch, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N53°56'05"W a distance of 2,190.4 feet from the South $\frac{1}{4}$ Corner of said Section 22, this point also being on the West line of Tract 5, Green Acres Subdivision; thence S0°06'W for a distance of 164.87 feet; thence N89°38'34"E for a distance of 948.0 feet; thence S0°06'W for a distance of 440.0 feet; thence S70°46'20"W for a distance of 422.97 feet; thence S89°42'51"W for a distance of 1,089.85 feet; thence N0°06'E for a distance of 179.66 feet; thence N68°01'02"E for a distance of 502.16 feet; thence N0°06'E for a distance of 375.57 feet; thence N89°38'E for a distance of 75.67 feet to the point beginning.

AND

Lot 5, Block 1, Green Acres Subdivision, a subdivision in Sheridan County, Wyoming.

NO. 2024-792140 WARRANTY DEED

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