

WARRANTY DEED

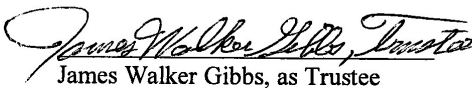
James Walker Gibbs and Janina Marie Gibbs, Trustees of the Gibbs Family Trust, dated March 15, 2013, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Mark Neill and Shanna Neill, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 22
Clearmont, WY 82835, 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:

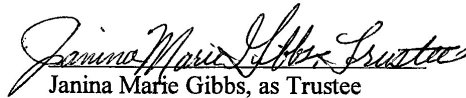
See EXHIBIT "A" attached hereto;

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 10 day of September, 2020.


James Walker Gibbs, as Trustee


Janina Marie Gibbs, as Trustee

STATE OF Wyoming
COUNTY OF Johnson) ss.

This instrument was acknowledged before me on the 10th day of September, 2020, by James Walker Gibbs and Janina Marie Gibbs, Trustees of the Gibbs Family Trust, dated March 15, 2013.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-2022





2020-762122 9/18/2020 4:32 PM PAGE: 2 OF 2
FEES: \$15.00 DO WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT 'A'

Lot 14 of the Resurvey and Subdivision of Lots 28 & 29 of Clearmont First Addition to the Town of Clearmont, Sheridan County, Wyoming.

Also, the westerly 91 feet of Lot 27 of the First Addition to the Town of Clearmont, Sheridan County, Wyoming, said property more particularly described as follows:

Beginning at the Northwest corner of said Lot 27 of the First Addition to the Town of Clearmont, Sheridan County, Wyoming; thence southwesterly 150 feet along the boundary line between Lot 27 and Lot 28 to the Southwest corner of Lot 27; thence Southeasterly along the boundary line of said Lot 27 and Lot 30, 91 feet to a point; thence northeasterly a distance of 150 feet to the boundary line of Lot 27 and Pennsylvania Avenue which point is a distance of 91 feet southeasterly from the Northwest corner of said Lot 27 along the boundary with Pennsylvania Avenue; thence northwesterly along the boundary line of Lot 27, 91 feet to the point of beginning.

Also a tract of land being a portion of Lot 27, First Addition to the Town of Clearmont, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 27; thence N67°19'53" W for a distance of 84 feet; thence S22°42'21"W for a distance of 54.70 feet; thence S67°11'30"E for a distance of 84.00 feet; thence N22°42'21"E for a distance of 54.90 feet to the point of beginning.

NO. 2020-762122 WARRANTY DEED

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