



WARRANTY DEED

James S. Ferries and Laura M. Ferries, husband and wife, "Grantors," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to **James S. Ferries and Laura M. Ferries, Trustees of the Paradox Trust, under agreement dated the 12th day of January, 2023**, of 140 Beckton Hall Road, Sheridan, Wyoming 82801, the following described real estate, situate in Sheridan County, State of Wyoming, more particularly described on Exhibit "A" attached hereto.

TOGETHER WITH all improvements, hereditaments and appurtenances thereto belonging to or appertaining thereto,

SUBJECT TO all exceptions, reservations, right-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.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS our hands this 12th day of January, 2023.



James S. Ferries



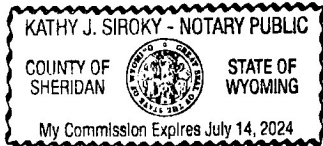
Laura M. Ferries

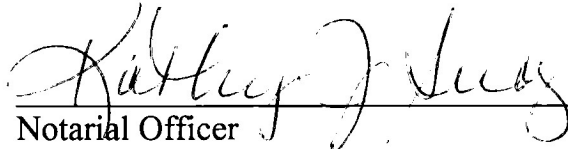


STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 12th day of January, 2023, by
James S. Ferries and Laura M. Ferries, husband and wife.

WITNESS my hand and official seal.





Notarial Officer

My Commission expires: July 14, 2024

EXHIBIT "A"

Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 16: N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$

AND

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the Southwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S89°40'54"E, 30.00 feet along the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the POINT OF BEGINNING of said tract; said point lying on the East right of way line of Beckton Hall Road (AKA County Road No. 81), thence N00°01'59"E, 662.28 feet along said East right of way line to a point, said point lying on the South line of a tract of land described in Book 457 of Deeds, Page 75; thence S89°49'35"E, 1292.18 feet along said Southerly line to a point, said point being the Southeast corner of said tract described in Book 457 of Deeds, Page 75; thence S00°01'50"E, 665.56 feet to a point, said point being the Southeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°40'54"W, 156.82 feet along said South line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point; thence N08°31'42"W, 140.07 feet to a point; thence S77°52'00"W, 137.67 feet to a point; thence S08°48'30"E, 110.11 feet to a point, said point lying on said South line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°40'54"W, 997.61 feet along said South line to the POINT OF BEGINNING of said tract.

AND

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the Southwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N00°01'59"E, 662.21 feet along the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point, said point being the Southwest corner of a tract of land described in Book 457 of Deeds, Page 75; thence S89°49'35"E, 30.00 feet along the South line of said tract described in Book 457 of Deeds, Page 75 to a point, said point lying on the East right of way line of Beckton Hall Road (AKA County Road No. 81); thence S00°01'59"W, 662.28 feet along said East right of way line to a point, said point lying on the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°40'54"W, 30.00 feet along said South line to the POINT OF BEGINNING of said tract.

NO. 2023-783701 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LONABAUGH & RIGGS DRAWER 5059
SHERIDAN WY 82801