



WARRANTY DEED

Tyffani Harbaugh (a/k/a Tyffani Squires) and **Colemun Harbaugh**, husband and wife, GRANTORS, who share an address of 687 Beatty Road, Sheridan, Wyoming 82801, 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 the **Wyoming Community Foundation**, a Wyoming nonprofit corporation whose principal office is located at 1472 North 5th Street, Suite 201, Laramie, Wyoming 82072, GRANTEE, all of Grantors' right, title, and interest, including any after-acquired title, in the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

See **Exhibit "A"** attached hereto and made a part hereof by this reference.

TOGETHER with all improvements and appurtenances situate thereon;

SUBJECT to all covenants, restrictions, reservations, easements, conditions, and rights appearing of record; and

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

WITNESS our hands this 7th day of October, 2025.


 Tyffani Harbaugh


 Colemun Harbaugh

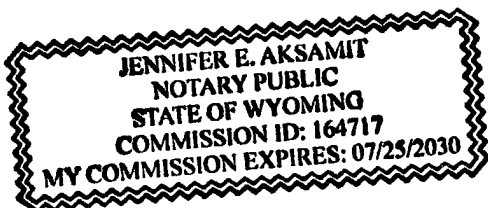
STATE OF WYOMING)
) ss.
 County of Sheridan)

The foregoing instrument was acknowledged before me this 7th day of October, 2025, by Tyffani Harbaugh.

WITNESS my hand and official seal.


 Notary Public

My Commission Expires: 7/25/2030





STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 7th day of October, 2025,
by Colemun Harbaugh.

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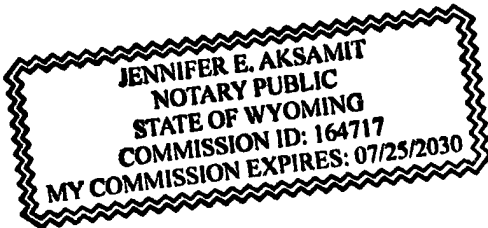


Exhibit "A"

LEGAL DESCRIPTION OF WEST TRACT

A TRACT OF LAND BEING PORTIONS OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION 7, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 18 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 83 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17; THENCE S 31°33'37" E, 1535.79 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 17 AND THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 88°34'36" W, 797.77 FEET ALONG SAID SOUTH LINE TO THE NORTH SIXTEENTH CORNER (N1/16) OF SECTIONS 17 AND 18; THENCE S 89°37'05" W, 1330.84 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 18 TO THE NORTHEAST SIXTEENTH (NE1/16) CORNER OF SECTION 18; THENCE N 00°15'10" W, 1330.13 FEET ALONG SAID WEST LINE OF SAID NE1/4NE1/4 TO THE EAST SIXTEENTH (E1/16) CORNER OF SAID SECTIONS 7 AND 18; THENCE N 00°35'47" E, 899.94 FEET TO THE CENTERLINE OF BEATTY GULCH ROAD; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 922.81 FEET, AN ARC LENGTH OF 118.38 FEET, A CHORD OF N 20°04'29" E, 118.30 FEET AND A DELTA OF 7°21'00.17"; THENCE N 16°23'59" E, 337.55 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 99.76 FEET, AN ARC LENGTH OF 121.74 FEET, A CHORD OF N 51°21'40" E, 114.33 FEET AND A DELTA OF 69°55'09.77"; THENCE N 86°19'21" E, 116.21 FEET ALONG SAID CENTERLINE; THENCE N 86°19'21" E, 633.93 FEET ALONG SAID CENTERLINE; THENCE S 08°55'08" E, 2045.22 FEET; THENCE S 48°35'54" E, 1111.78 FEET TO THE POINT OF BEGINNING, SUBJECT TRACT CONTAINING ±80.93 ACRES

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBERANCES OF RECORD.