

WARRANTY DEED

Marta H. Ostler, a single person, who took title as a married person, GRANTOR, 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 Kirby J. Ostler, a single person, GRANTEE, whose address is 14 Beckton Road Dayton 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".

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 30 day of January, 2023


Marta H. Ostler

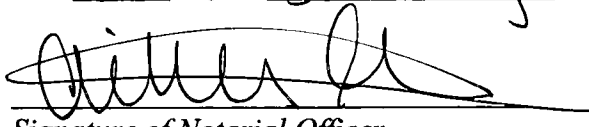
STATE OF WYOMING)

COUNTY OF Sheridan)

)ss.

This instrument was acknowledged before me on the 30 day of January, 2023 by Marta H. Ostler.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 9/15/28

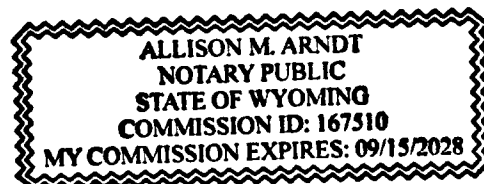




EXHIBIT "A"

Lot 3 and all that portion of Lots 1 and 2 not heretofore vacated, of Block 16, Walling's Addition to the Town of Dayton, Sheridan County, Wyoming;

ALSO, all that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32 T.57N, R.86W of the Sixth P.M., in said Sheridan County, Wyoming, lying west of the Sheridan-Dayton County Road, and South of Tenth Avenue of said Walling's Addition;

Said lands being also described as follows: A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and Lot 3 and all that part of Lots 1 and 2, not heretofore vacated of Block 16 of Walling's Addition to the Town of Dayton, Sheridan County, Wyoming, all being in Section 32, T.57N, R.86W., described as follows:

Beginning at a point on the West boundary of the County Road on the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32, which point is North, 1333 feet and S.87°47'W. 987 feet from the Southeast corner of said Section 32; thence N.89°51'W. 638 feet to a point, which is the Southwest corner of said Lot No. 3 of Block 16 of said Walling's Addition, thence N.1°45'W. 259 feet to a point, thence N.83°55'E. 397 feet to a point on the West line of said County Road, thence S.12°23'E. 35 feet along the West line of said County Road to a point, thence S.43°03'E. 360 feet, more or less, along the West line of said County Road to the point of beginning.

AND

Lots 4, 5 and 6, Block 16, Walling's Addition to the Town of Dayton, Sheridan County, Wyoming.