

WARRANTY DEED

Joyce M. Pelesky, a single person, GRANTOR(S), of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEEES, **Joyce M. Pelesky, Trustee of the Joyce Pelesky Trust of 2020**, whose address is 820 Pinyon, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached Exhibit A

NOTE: Said property being part of the real property described in Warranty Deed at Book 220, page 204, less the real property described in Warranty Deed at Book 220, page 205.

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 hand this 21st day of July, 2020.

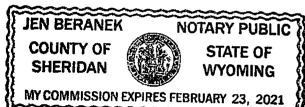
Joyce Pelesky

Joyce M. Pelesky

STATE OF WYOMING)
)ss
COUNTY OF Sheridan)

The foregoing instrument was subscribed and sworn to before me by Joyce M. Pelesky this 21st day of July, 2020.

Witness my hand and official seal.



My Commission Expires: 2-23-2021

Jen Beranek
Notary Public

EXHIBIT A

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point on the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ being located S 88°23' W a distance of 30 feet from the Southeast Corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; said point of beginning also falling on the West right-of-way line of U.S. Highway 14-87 (Coffeen Avenue); thence S 88°23' W for a distance of 663.0 feet along the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 0°56' W for a distance of 171.95 feet; thence N 88°28' E for a distance of 663.0 feet to a point to a point on the West right-of-way of said U.S. Highway 14-87 (Coffeen Avenue) thence S 0°56' E for a distance of 171.0 feet along said right-of-way line to the point of beginning.

Said tract of land contains 2.61 Acres.