



2020-760118 7/17/2020 4:13 PM PAGE: 1 OF 2
FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Jacob P. Michael, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Jacob P. Michael, a single person, and Kayla Andrews, a single person, together as joint tenants with rights of survivorship, GRANTEES, whose address is 268 Hwy 335 Sheridan, WY 82801, 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 15th day of July, 2020.


Jacob P. Michael

STATE OF Wyoming

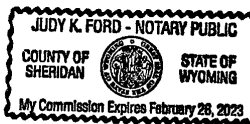
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 15th day of July, 2020 by Jacob P. Michael.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 2/26/2023





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EXHIBIT 'A'

A tract of land situated in Lot 4 (NW¼NW¼) of Section 4, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 4; thence S45°58'04"E, 1,795.64 feet to the POINT OF BEGINNING of said tract, said point lying on the west right-of-way line of State Highway No. 335 (AKA Big Horn Road) and the south line of a tract of land described in Book 220 of Deeds, Page 245; thence N88°52'09"W, 252.39 feet along said south line of said tract described in Book 220 of Deeds, Page 245 to a point; thence N00°54'21"W, 130.18 feet along the west line of said tract described in Book 220 of Deeds, Page 245 to a point, said point lying on the southerly line of Tract B, Rojo Minor Subdivision to Sheridan County; thence N00°54'21"W, 32.30 feet along said southerly line of Tract B, Rojo Minor Subdivision to a point; thence N64°03'51"E, 24.05 feet along said southerly line of Tract B to a point; thence N47°35'49"E, 13.78 feet along said southerly line of Tract B to a point; thence N17°16'15"W, 16.07 feet along said southerly line of Tract B to a point; thence N54°27'22"W, 30.24 feet along said southerly line of Tract B to a point; thence N04°33'22"E, 18.80 feet along said southerly line of Tract B to a point; thence N69°35'06"E 15.25 feet along said southerly line of Tract B to a point; thence S65°25'49"E, 24.77 feet along said southerly line of Tract B to a point; thence S38°10'31"E, 78.78 feet along said southerly line of Tract B to a point; thence S55°22'36"E, 41.35 feet along said southerly line of Tract B to a point; thence N58°17'05"E, 4.79 feet along said southerly line of Tract B to a point, said point lying on the westerly line of a tract of land described in Book 412 of Deeds, Page 213; thence S46°06'22"E, 37.46 feet along said westerly line described in Book 412 of Deeds, Page 213 to a point, said point being the southwest corner of said tract described in Book 412 of Deeds, Page 213; thence N86°28'19"E, 98.92 feet along the south line of said tract described in Book 412 of Deeds, Page 213 to a point, said point lying on said west right-of-way line of State Highway No. 335 (AKA Big Horn Road); thence S00°43'10"E, 131.16 feet along said west right-of-way line of State Highway No. 335 (AKA Big Horn Road) to the POINT OF BEGINNING of said tract.

NO. 2020-760118 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
JACOB MICHAEL AND KAYLA ANDREWS 268 HWY 335
SHERIDAN WY 82801