

RECORDED MAY 20, 1983 BK 275 PG 164 NO.872385 MARGARET LEWIS, COUNTY CLERK

## WARRANTY DEED

RICHARD DIGRIGOLI and BRINN DIGRIGOLI, husband and wife,

grantor S. of Sheridan County, and State  
 of Wyoming, for and in consideration of  
 -----One Dollar and other good and valuable consideration----- DOLLARS  
 in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO JAMES O'DANIEL, a  
 single person,-----

grantee, whose address is Story, Wyoming 82842

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:

A tract of land located in and being a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 12, Township 53 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows, to-wit:

Beginning from a point being the intersection of the West line of said tract of ground with the centerline of a 20 foot access easement, which lies N42°10'51"E, 538.99 feet from the quarter corner common to Sections 11 and 12, thence North, 152.80 feet to the Northwest corner of said tract of ground, thence East, 351.70 feet to the Northeast corner of said tract, thence South, 299.92 feet to the thread of the channel of North Piney Creek and following the thread of said channel for the following four courses: thence N68°43'00"W, 151.98 feet, thence N80°09'50"W, 76.10 feet, thence West, 75.00 feet, thence S77°21'58"W, 61.60 feet, thence leaving the thread of said channel and bearing North, 92.43 feet to the point of beginning and containing 2.02 acres more or less.

ALSO to include an easement for ingress and egress 20 feet in width, which lies 10 feet on either side of a centerline which lies in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 11 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 12, Township 53 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, and being more particularly described as follows: Beginning from a point being the intersection of said 20 foot access centerline with the centerline of the North Piney County Road, from whence bear S63°45'E, 131.48 feet along the centerline of said North Piney Creek County Road, thence N86°30'E, 315.6 feet along said centerline to a point which lies North 242 feet distant from the quarter corner common to said Sections 11 and 12; thence returning to the point of intersection of North Piney Creek County Road and said 20 foot access easement centerline, bear N04°41'35"E, 11.10 feet along the centerline of said access easement and continue along said centerline for the following six courses: N55°32'55"E, 103.09 feet, S77°39'15"E, 160.08 feet, N59°46'32"E, 174.82 feet, S72°21'36"E, 85.03 feet, S74°00'52"E, 196.08 feet, N77°28'42"E, 173.60 feet to its intersection with the West line of aforesaid 2.02 acre tract.  
 SUBJECT TO all rights of way, easements and reservations of record.

WITNESS their hand S. this 21st day of May, 1982.

Richard DiGrigoli  
Brinn DiGrigoli

State of WYOMING }  
 County of SHERIDAN } ss.

The foregoing instrument was acknowledged before me by Richard DiGrigoli and Brinn DiGrigoli, husband and wife,

this 21st day of May, 1982.

Witness my hand and official seal.



[Signature]  
 Signature  
[Name]  
 Notary Public  
 Title of Officer

My Commission Expires: December 9, 1983