



2017-734940 5/26/2017 10:00 AM PAGE: 1 OF 2
BOOK: 566 PAGE: 767 FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Rosemary Pettit, Trustee of the Pettit Family Trust, dated July 1, 1999, 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 Susan M. Pettit, a single person, GRANTEE, whose address is 10 GREEN TURTLE RD, CORONA DO, LA 92118 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:

The SW $\frac{1}{4}$ /SW $\frac{1}{4}$ of Section 2 and the SE $\frac{1}{4}$ /SE $\frac{1}{4}$ of Section 3, in Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

AND a tract of land situated in the NW $\frac{1}{4}$ /SW $\frac{1}{4}$ of Section 2 and the NE $\frac{1}{4}$ /SE $\frac{1}{4}$ of Section 3, said Township and Range, described as follows:

Beginning at a point located West 225 feet, more or less, from the Southeast Corner of said NW $\frac{1}{4}$ /SW $\frac{1}{4}$ of said Section 2; thence West, along the South line of the NW $\frac{1}{4}$ /SW $\frac{1}{4}$ of said Section 2 and the South line of the NE $\frac{1}{4}$ /SE $\frac{1}{4}$ of said Section to the Southwest Corner of said NE $\frac{1}{4}$ /SE $\frac{1}{4}$ of said Section 3, said point being located in the center of a County Road, thence North 0°53' West a distance of 184 feet to a point in the center of said County Road, thence leaving said County Road, along the following bearings and distances: North 60°47' East a distance of 940 feet; South 83°38' East a distance of 320 feet; South 69°38' East a distance of 313 feet; North 65°37' East a distance of 316 feet; South 82°08' East a distance of 113 feet; South 70°43' East a distance of 192 feet; South 66°28' East a distance of 349 feet; North 89°57' East a distance of 146 feet; South 3°53' West a distance of 384 feet; more or less, to the point of beginning

AND a 30 feet wide strip of land situate in the SW $\frac{1}{4}$ /SW $\frac{1}{4}$ of Section 2, Town Ship 54 North, Range 84 West, reserved for ingress and egress in Warranty Deed recorded December 12, 1966 in Book 157 of Deeds, Page 157.

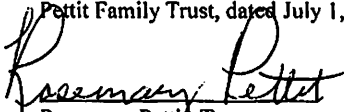
EXCEPTING THEREFROM that certain parcel of land conveyed to Garber Agri Business, a Wyoming Corporation as contained in Warranty Deed recorded May 1, 2002 in Book 433, Page 261;

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 22 day of March, 2017.

Pettit Family Trust, dated July 1, 1999


Rosemary Pettit, Trustee

STATE OF _____)
)ss.
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Rosemary Pettit, Trustee of the Pettit Family Trust, dated July 1, 1999.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires

See attached Ca. Notary page



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

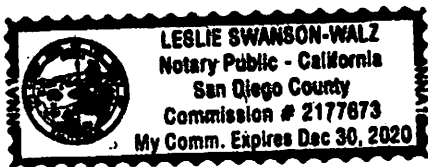
State of California)
 County of San Diego)

On March 20, 2017 before me, Leslie Swanson - Walz,
 Date Here Insert Name and Title of the Officer
 personally appeared Rosemary B. Pettit
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed, State of Wyoming (Township 54, Sheridan County, WY.)
 Document Date: March 20, 2017 Number of Pages: 01
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rosemary B. Pettit
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

NO. 2017-734940 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801