



2021-768664 4/29/2021 4:22 PM PAGE: 1 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Serena Belsby, Successor Trustee of the Alan S. DeFever and Sharon K. DeFever 1989 Intervivos Trust dated September 26, 1989 and any amendments there to, 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 Jewell LLC, a Wyoming limited liability company GRANTEES, whose address is *Jewell P.O. Box 568, Wright, WY 82732, 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 ATTACHED SCHEDULE 'A' and 'B'

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 27 day of April, 2021.

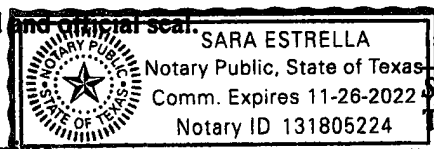
Alan S. DeFever and Sharon K. DeFever 1989
Intervivos Trust dated September 26, 1989

Serena Belsby Successor Trustee

STATE OF TEXAS)
COUNTY OF HARRIS)ss.

This instrument was acknowledged before me on the 27 day of April, 2021, by Serena Belsby, Successor Trustee of the Alan S. DeFever and Sharon K. DeFever 1989 Intervivos Trust dated September 26, 1989.

WITNESS my hand and official seal.



Sara Estrella
Signature of Notarial Officer
Title: Notary Public

My Commission expires
11-26-2022



SCHEDULE 'A'

TRACT No.1

RECORD OWNER: Serena Belsby, Successor of the Alan S. DeFever and Sharon K. DeFever 1989 Intervivous Trust dated September 26, 1989
RE: 80.16 Acre Tract

A tract of land situated in the, E $\frac{1}{2}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on the **RECORD OF SURVEY**, attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

BEGINNING at the east quarter corner of said Section 6 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 6812); thence S00°01'38"E, 339.62 feet along the east line of said SE $\frac{1}{4}$ to a 2" aluminum cap per PLS 5369 lying on the west right of way line of State Highway No. 335; thence along said west right of way line through a spiral curve to the left, 33' west of and parallel with the centerline of said State Highway No. 335, having centerline curve total length of 1104.2 feet, spiral lengths of 375.0 feet, arc length of 354.20 feet, total delta of 91°09', a chord bearing along said west right of way line of S05°52'31"W a chord length of 329.24 feet to a concrete and brass right of way monument; thence S00°03'51"E, 861.95 feet along said west right of way line to a concrete and brass right of way monument; thence S00°14'51"W, 199.97 feet along said west right of way line to a concrete and brass right of way monument; thence S89°56'28"W, 65.93 feet along said west right of way line to a concrete and brass right of way monument; thence S00°03'09"E, 655.65 feet along said west right of way line to a 2" aluminum cap per PLS 5369; thence N88°27'05"W, 2071.74 feet to a 2" aluminum cap per PLS 5369; thence N01°32'59"E, 761.23 feet to a 2" aluminum cap per PLS 5369; thence N84°36'19"E, 1099.07 feet to a 2" aluminum cap per PLS 5369; thence N17°57'02"E, 165.84 feet to a 2" aluminum cap per PLS 5369; thence N67°45'20"W, 72.15 feet to a 2" aluminum cap per PLS 5369; thence N04°20'01"E, 50.64 feet to a 2" aluminum cap per PLS 5369; thence N15°03'42"W, 895.29 feet to a 2" aluminum cap per PLS 5369; thence N09°25'17"E, 365.15 feet to a 2" aluminum cap per PLS 5369 on the north line of said E $\frac{1}{2}$ SE $\frac{1}{4}$ witnessed by a 2" aluminum cap per PLS 5369 bears S09°25'17"W a distance of 95 feet; thence N89°48'25"E, 1239.68 feet along the north line of said E $\frac{1}{2}$ SE $\frac{1}{4}$ to the **POINT OF BEGINNING**.

Said Tract containing 80.16 acres more or less.

SCHEDULE 'B'

RE: 20' Wide Irrigation Pipeline Easement Reservation

Reserving to the grantor an irrigation pipeline easement twenty (20) feet wide ten (10) feet each side of an existing irrigation pipeline situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said easement being more particularly described as follows:

Commencing at the east quarter corner of said Section 6 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 6812); thence S62°43'33"W, 1380.74 feet to the **POINT OF BEGINNING** of said pipeline being on the west line of said **TRACT No. 1**; thence S89°30'41"E, 136.33 feet with said pipeline to a point; thence S17°01'29"E, 155.96 feet with said pipeline to a point; thence S11°15'37"E, 157.14 feet with said pipeline to a point; thence S14°00'23"E, 303.92 feet with said pipeline to a point; thence S03°22'57"W, 259.90 feet with said pipeline to a point; thence S06°45'53"W, 328.57 feet with said pipeline to a point; thence N81°47'44"W, 191.90 feet with said pipeline to a point; thence N74°14'50"W, 307.03 feet with said pipeline to a point; thence N82°01'48"W, 445.15 feet with said pipeline to a point; thence N85°09'21"W, 230.22 feet with said pipeline to the **Point of Terminus** lying on said west line of **TRACT No. 1** and being N25°00'45"E, 1164.43 feet from the south quarter corner of said Section 6 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 2615).

RE: 20' Wide Irrigation Pipeline Easement

Also, a twenty (20) foot wide access easement being ten (10) feet each side of an existing irrigation pipeline situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 6, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on the **RECORD OF SURVEY**, attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 6 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PE & LS 3864); thence S66°41'23"W, 1200.58 feet to the **POINT OF BEGINNING** of said centerline being the easterly end of an existing irrigation pipeline easement described in instrument No. 2020-763477; thence S65°22'09"E, 238.41 feet with said existing pipeline to a point; thence S75°44'05"E, 190.37 feet with said pipeline to a point; thence S89°30'41"E, 806.89 feet with said pipeline to the **POINT OF TERMINUS** of said centerline lying on the west line of **TRACT No.1** shown on said **RECORD OF SURVEY** and being S62°43'33"W, 1380.74 feet from the east quarter corner of said Section 6 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PE 6812).

Basis of Bearings is the Wyoming Coordinate System, NAD 1983, East Central Zone.
Distances are adjusted to surface by the Datum Adjustment Factor of 1.000246811.

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