

## WARRANTY DEED

Helen R. Weaver, a married person dealing in his sole and separate property, 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 Ronald G. Dare, a single person, GRANTEE, whose address is 71 Kool Road, Ranchester, WY 82839, 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:

### Parcel 1

A tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 23, T57N, R85W, 6th P.M. , Sheridan County, Wyoming, described as follows:

Beginning at a point on the west line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, said point being located south, 472.5 feet from the NW corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 23; thence south along the west line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 23, 353.5 feet to a point; thence N80°20'E, 403.0 feet to a point; thence south, 9.0 feet to a point; thence N86°35'E, 375.0 feet to a point; thence N7°05'W, 209.0 feet to a point located in the center of Tongue River; thence up Tongue River, N80°30'W, 212.5 feet to a point; thence leaving Tongue River, N67°26'W, 130.5 feet to a point; thence S67°35'W, 14.3 feet to a point; thence N18°03'W, 109.6 feet to a point; thence S61°18'W, 65.1 feet to a point; thence S51°30'W, 182.2 feet to a point; thence N81°18'W, 170.8 feet to the point of beginning.

AND EXCEPTING; a 20 foot wide road easement in said NE $\frac{1}{4}$ NW $\frac{1}{4}$  having a centerline described as follows:

Beginning at a point located South 826.0 feet; thence N80°20'E, 291.6 feet from the NW corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 23; thence N69°33'E, 147.0 feet to a point; thence N50°56'E, 55.5 feet to a point; thence N10°40'E, 51.9 feet to a point; thence N25°05'W, 61.8 feet to a point; thence N17°09'W, 135.6 feet to the point of ending.

### Parcel 2

A tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 23, T57N, R85W, 6th P.M. Sheridan County, Wyoming, described as follows:

Beginning at the NW corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 23; thence south along the west line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ , 472.5 feet to a point; thence S81°18'E, 170.8 feet to a point; thence N51°30'E, 182.2 feet to a point; thence N61°18'E, 65.1 feet to a point; thence S18°03'E, 109.6 feet to a point; thence N67°35'E, 14.3 feet to a point; thence S67°26'E, 130.5 feet to a point located in the center of Tongue River; thence up Tongue River, north, 502.5 feet, more or less, to the north line of Section 23; thence leaving Tongue River, west along the north line of said Section 23, 536.3 feet more or less, to the point of beginning.

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.



**2021-765611** 1/14/2021 4:15 PM PAGE: 2 OF 2  
FEES: \$15.00 IH WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WITNESS my/our hand(s) this 14 day of Jan, 2021.

Helen R. Weaver  
Helen R. Weaver

STATE OF WY  
COUNTY OF Sherida ss.

This instrument was acknowledged before me on the 14<sup>th</sup> day of January, 2021 by  
Helen R. Weaver.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

