



2020-761232 8/21/2020 4:19 PM PAGE: 1 OF 2
FEES: \$15.00 HLM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

William M. Adler (aka William Martin Adler), 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 Ross Byrd and Ann Byrd, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEEES, whose address is PO Box 7340 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 hand this 20 day of Aug, 2020.

William M. Adler
William M. Adler

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 20th day of August, 2020 by William M. Adler.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22





2020-761232 8/21/2020 4:19 PM PAGE: 2 OF 2
FEES: \$15.00 HLM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land located in the N½N½, Section 29, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, and more particularly described as follows:

Beginning at a point, which is located on the north line of said Section 29, said point lying South 89°08'03" East, 2608.95 feet from the Northwest corner of said Section 29; Thence, in an easterly direction along the north line of said Section 29 to the Northeast corner of said Section 29; Thence, in a southerly direction along the east line of said Section 29 a distance of 825 feet; Thence, in a westerly direction to a point which is the Southeast corner of a tract of land described in Corrective Warranty Deed conveyed to Todd V. Phillips and Jerilea Phillips recorded May 29, 1997, Book 386 of Deeds, Page 161; Thence, North 01°37'12" East, 348.52 feet; Thence, North 89°14'33" West, 250.03 feet; Thence North 88°22'48" West, 552.27 feet; Thence, North 01°37'16" East, 469.61 feet to the Point of Beginning.

EXCEPTING THEREFROM that certain parcel conveyed to Jared K. Johns and Mary Helvey Johns as contained in Warranty Deed recorded June 26, 1974, Book 202 of Deeds, Page 237.

NO. 2020-761232 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801