



## WARRANTY DEED

Collee Everett An unmarried person grantor(s), of Sheridan County, and State of WY, for and in consideration of TEN and 00/100 DOLLARS in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Clay A. Smith and Sheereene G. Hussain, husband and wife grantee(s), whose address is 3289 Sandstone Ln, Rapid City, SD 57701 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:

Lots 2 and 3, Block 4, of Knode Ranch Subdivision, Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 158.

AND all that Portion of Lot 4, Block 4 of Knode Ranch Subdivision, Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 158, lying north of a lot division line; said line being more particularly described as follows:

Beginning at the SE corner of said Lot 3, Block 4; thence S31°47'21"W, along the back lot line of said Lot 4, Block 4, 224.68 feet to a 5/8 inch rebar and aluminum cap stamped "Lot cor. L.S. 567"; thence N58°18'58"W, along said lot division line 227.21 feet to a 5/8 inch rebar and aluminum cap stamped "Lot cor. L.S. 567"; said point also being a point on curve on the easterly right-of-way of Canvasback Road; thence northeasterly along a simple curve to the right, along the easterly right-of-way of Canvasback Road; said curve having a radius of 651.11 feet, a central angle of 9°30'49" and an arc length of 108.11 feet to a point of tangent; thence N39°40'19"E, along the easterly right-of-way of Canvasback Road, 93.31 feet to the S/W corner of said Lot 3, Block 4.

WITNESS \_\_\_\_\_ hand \_\_\_\_\_ this 21<sup>st</sup> day of February, 2019.

X

Collee Everett

X

✓ State of Wyoming ss.  
County of Sheridan

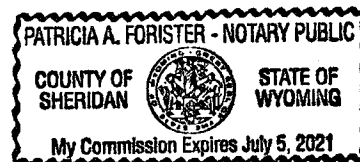
The foregoing instrument was acknowledged before me by Collee Everett An unmarried person, this 21<sup>st</sup> day of February 2019.

Witness my hand and official seal.

✓ Patricia A. Forister  
Signature

✓ Notary Public  
Title of Officer

✓ My Commission Expires: July 5, 2021





**WARRANTY DEED**

TO

THE STATE OF WYOMING,  
COUNTY OF \_\_\_\_\_ } ss

This instrument was filed for record at \_\_\_\_\_

O'clock \_\_\_\_\_ m., on the \_\_\_\_\_

Day of \_\_\_\_\_, 20\_\_\_\_ and duly

Recorded in Book \_\_\_\_\_

On page \_\_\_\_\_.

County Clerk and Ex-officio Register of Deeds

By: \_\_\_\_\_ Deputy

No. \_\_\_\_\_ Fee, \$ \_\_\_\_\_



**2019-749566** 4/26/2019 4:44 PM PAGE: 3 OF 3  
BOOK: 580 PAGE: 287 FEES: \$18.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### LEGAL DESCRIPTION

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**NO. 2019-749566 WARRANTY DEED**

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