

2018-742883 6/8/2018 4:18 PM PAGE: 1 OF 1 BOOK: 574 PAGE: 270 FEES: \$12.00 MFP WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

3

# WARRANTY DEED

Joseph S. Kozlowski, 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 William C. Peters III and Wendy M. Peters, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is P.O. BOX 6604 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:

A tract of land located in the S1/2SE1/4 of Section 17, Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more generally described as follows: Beginning at a point located North 797.5 feet from the Southwest corner of SE1/4SE1/4, thence West, 33 feet to a point; thence North 137.5 feet, more or less, to a point on the Southerly right of way of U.S. Highway 87, thence East 225 feet to a point, thence South 137.5 feet to a point; thence West, 192 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.

WITNESS my/our hand(s) this 8th day of fune

STATE OF Wyoming COUNTY OF Sheridan

This instrument was acknowledged before me on the day of Joseph S. Kozlowski.

WITNESS my hand and official seal.

Signature of Notarial Officer Title: Notary Public

My Commission expires: 4 10 02





2020-760650 7/31/2020 4:49 PM PAGE: 1 OF 2 FEES: \$15.00 HLM WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### **WARRANTY DEED**

BARNEY BROTHERS LAND & LIVESTOCK Inc., a Wyoming Corporation, Grantor, for and in consideration of Ten Dollars in hand paid, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to WILLIAM C. PETERS III and WENDY M. PETERS, husband and wife Grantees, the following described real estate, situated in Sheridan County, and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of said state, to-wit:

### TRACT D:

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 85 WEST, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17;

THENCE S 89°16'39" W, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 1386.79 FEET;
THENCE N 00°43'21" W A DISTANCE OF 651.18 FEET TO A POINT WHICH LIES ON THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD AND IS MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS 4364";

THENCE N 89°10'37" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1175.66 FEET TO THE POINT OF BEGINNING:

THENCE N 89°10'53" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1617.51 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "WYDOT";

THENCE N 06°16'10" E A DISTANCE OF 121.22 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 345, MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT";

THENCE ALONG AN ARC TO THE LEFT OF RADIUS 5829.60 FEET, HAVING A DELTA ANGLE OF 07°48'32", AND WHICH CHORD BEARS S 89°12'34" E 793.90 FEET, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 794.51 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT"; THENCE N 86°48'44" E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 749.65 FEET TO A POINT;

THENCE S 19°30'50" E A DISTANCE OF 184.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS AREA OF 4.71 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

Subject further to the reservation unto the Grantor of that easement and right-of-way as described in the Easement Exhibit attached hereto and by this reference made a part hereof.

Together with all rights, privileges, water, water rights, ditch, and ditch rights, hereditaments and tenements thereunto appertaining or belonging, and subject to all easements, right-of-ways, and reservations of record. Further reserving unto Grantor all mineral and mineral rights.

DATED this Stay of July 200

BARNEY BROTHERS LAND & LIVESTOCK Inc.

A Wyoming Corporation

Secretary A. S.

Easement Attached to MTG

2020-760651

2020-760650 7/31/2020 4:49 PM PAGE: 2 OF 2 FEES: \$15.00 HLM WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING

88.

**COUNTY OF FREMONT** 

On this day of \_\_\_\_\_\_\_\_, 2020, before me personally appeared \_\_\_\_\_\_\_\_, Secretary, known personally to me to be the secretary of BARNEY BROTHERS LAND & LIVESTOCK Inc., a Wyoming corporation, and that they as such officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

AJLIE COX NOTARY PUBLIC COUNTY OF STATE OF STATE OF STATE OF WYOMING IN COMMISSION EXPRES JULY 13, 2021

Notary Public

My commission expires: 7-13-2021



**2019-753091** 10/3/2019 11:50 AM PAGE: 1 OF 2 BOOK: 583 PAGE: 513 FEES: \$15.00 HLM WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### WARRANTY DEED

BARNEY BROTHERS LAND & LIVESTOCK Inc., a Wyoming Corporation, Grantor, for and in consideration of Ten Dollars in hand paid, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to WILLIAM C. PETERS III and WENDY M. PETERS, husband and wife Grantees, the following described real estate, situated in Sheridan County, and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of said state, to-wit:

### TRACT B:

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 85 WEST, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17:

THENCE S 89°16'39" W, ALONG THE SOUTH LINE OF SAID SECTION 17 A DISTANCE OF 1386.79 FEET;

THENCE N 00°43'21" W A DISTANCE OF 651.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING WHICH LIES ON THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD, MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS 4364";

THENCE N 89°10'37" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1175.66 FEET TO THE CENTERLINE OF AN ACCESS ROAD;

THENCE N 19°30'50" W ALONG THE CENTERLINE OF SAID ACCESS ROAD A DISTANCE OF 184.97 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 345;

THENCE N 86°48'44" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 763.66 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT";

THENCE S 01°15'33" E A DISTANCE OF 19.98 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT":

THENCE N 86°58'07" E A DISTANCE OF 474.20 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED ON AN UNRECORDED SURVEY BY JOSEPH L. FEELEY, PELS 4364, DATED 08/27/14, MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT":

THENCE S 00°14'23" E ALONG SAID WEST LINE A DISTANCE OF 100.63 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS 4364";

THENCE S 00°11'31" E A DISTANCE OF 138.18 FEET, MORE OR LESS, TO THE POINT OF **BEGINNING:** 

SAID PARCEL CONTAINS AREA OF 5.81 ACRES, MORE OR LESS.

SUBJECT TO A 30 FOOT PUBLIC ACCESS AND UTILITY EASEMENT, BEING THE WEST 30 FEET OF TRACT B.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

Together with all rights, privileges, water, water rights, ditch, and ditch rights, hereditaments and tenements thereunto appertaining or belonging, and subject to all easements, right-of-ways, and reservations of record. Further reserving unto Grantor all mineral and mineral rights.

DATED this 18 day of September, 2019.

BARNEY BROTHERS LAND & LIVESTOCK Inc.

A Wyoming Corporation

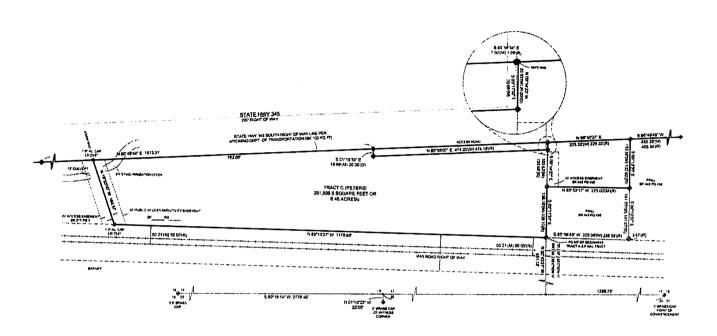
2019-753091 10/3/2019 11:50 AM PAGE: 2 OF 2 BOOK: 583 PAGE: 514 FEES: \$15.00 HLM WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING	) ) ss.		
COUNTY OF FREMONT	) 55.		
On this & day of	STOCK Inc., a Wyom executed the foregoing	ing corporation, and a instrument for the	purposes therein contained
IN WITNESS WHER	REOF, I have hereunte	set my hand and s	eal.
	Kloyle	iry Public	<u> </u>
My commission expires:	1-14. 2007	<u>/</u>	Jody D Collins Notary Public County of Prismont Wysening My Commission Expires July 24, 2022

### BARNEY-PETERS SECOND BOUNDARY LINE ADJUSTMENT A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER AND SOUTH HALF OF THE SOUTHMEST QUARTER OF SECTION 17, 1757N 485W, SHERIDAN COUNTY WYOMING VICINITY MAP NOT TO SCALE 10-10 (M) (M) (M) 460 PQ 301 HOUS 574-270 FINAL TRACT Track D - Deed 2020-760650 Tract B - 583 - 513 10.21 (M) 50.90 (R) 8 NOTES OF 2725 R2 LEGAL DESCRIPTIONS EASEMENT RESERVATION REJECTION TO BRAIN'S RECITIONS LAND UNDSTROKE, No. 14 RE HET TRICK CRAIMANN FLOCK THE SECRET HAS CETT BY SUMMERST DURING THE SECRET HAS CETT BY SUMMERST DURING THE CONTROL TO A CONTROL OF SECRET HAS CETT BY SUMMERST DURING CHAPT, INCREMEN, MANUALED DO FRETCH RECORDED OF THE CHAPTERIN CETTER BID AS FOLICIANT, THE SUMMERST CHAPTER OR AND METODOS. THE SUMMERST CHAPTER OR AND METODOS. THE SUMMERST CHAPTER OR AND METODOS. THE SUMMERST CHAPTER OR THE SUMMERST CHAPTER OR SUMERST CHAPTER OR SUM A POINT HEART'S SYNOSOTE A DISTANCE OF EAR 17 FEET, MOVE DRILLES, TO THE POINT OF BEGINNING. STORMING. STORMING CONTRAINS AFER OF 9 TE SCRES, MODE OF LESS. SUBJECT TO ANY TANAMARY'S, LECTRICION, SISSIPPLAYONA, BEST FOR CORS OR COMMITTION OF THE STORMING OF A DISTANCE OF CORD. THE THIRT. SHOULD SHOULD SEE COUNTY TARROWS ON THE COUNTY TO AND THE PROPERTY OF THE PROPERTY FINAL TRACT (FINCE) C. AND D. COMMINGO. A TABLE 12 MAIN DECRETO MITTIES THE SIGN FINAL OF THE SOUTHERAY QUARTER OF A TABLE 12 MAIN DECRETO MITTIES THE SIGN FINAL OF THE SIGN FINAL TRACTICAL OF THE SIGN FINAL OF THE SIG AND THE COUNTY OF COUNTY OF A NOW CONTROLLED ON A MANUFACTURE OF THE COUNTY OF THE COU LEGEND: FOLAD 2 TH' BRASS CAP, WYCHING DEPT OF TRANSPORTATION 2144, 79 EEE. THINGER IN OUR 2127 WA EXISTANCE OF 651, 28 MET, MONE OF LESS, 10 MET ONLY FOR MERCHAND SHOWN AND THE OWN FOR MERCHAND SHOWN AND THE MERCHAND SHOW EXISTING FENCE RECORD BEARING/DISTANCE PER UNRECORDED MAR OF BURVEY (JOSEPH L. PEELEY, PELS ARIA, 04/27/14) THE RESIDENCE OF THE SECOND SALE RESIDENCE OF WAY LINE A DISTANCE OF 1517 STREET THE RESIDENCE OF THE SECOND SALE RESIDENCE OF WAY LINE A DISTANCE OF 1517 STREET TO A POINT MONUMERIES WITH A 2 INCH ALUMINUM CAP MARKLE WYDD TO DISTANCES ARE AT GROUND (D) RECORD BEARING DISTANCE PER WYCMING DEPT OF TRANSPORTATION THE MALE ARE THE ALL ADDRESS OF BEGINNING. CERTIFICATE OF RECORDER CERTIFICATE OF SURVEYOR State of Wyoming } is 1 NO TITLE SEARCH VIAL PERFORMED BY ARROW EURIVEY GROUP SURVEY FOR CARY BARNEY P O BOX 516 LANDER, WY 82020 LAYON CLEVANIN A REDISTRED LAND SURVEYOR IN THE STATE OF WYDARIO, HARREST CERTEY THAT THE SURVEY WAS PREMARED FROM NOTO TAYAN CARMAY A SURVEY PREMARED BY ME OF UNDER MY SURVEYORISM IN JUNE 200 AND TO THE BEST OF MY MONAZOR A TIME AND COMMENT TRACT OF UND LOCATED WHICH THE SOUTH KAIF OF THE SOUTH RAFF QUARTER AND THE SOUTH RAFF OF LARTER AND THE SOUTH RAFF OF SOUTH RAF This plat was find for record in the Office of the Dieh and Recorder of July 2000 P. M. On 3, day of July 2000 P. M. On 3, day of July 2000 and is day recorded in book. A. Page to 5/32 Dor. 2004 - 75/95/7 DISCAURIO AS POLLOWS: TUM WINDOWS AT THE SOUTH OF TORNUR OF SAVESCTION 17. THERMAL SERVICE SY: W, ALONG THE SOUTH UNION CHILD SECTION 17. A DISTANCE OF TAME 25 FEET. THE REPORT OF THE PROPERTY OF Country Clerk >>> Arrow Survey Group, Inc. Sheridan, WY 87801 (307) 751,7543

## BARNEY-PETERS BOUNDARY LINE ADJUSTMENT

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17. TSTN-RSSW.







DETANCES ARE A! DRUKED

### LEGEND

- P TOWARD OF HEE SHIPESHIPED
- FOLAG 2 73" BRUES CAP THOSE
- SET HE PERSON NO 1 THE CAP LE COST
- MECOND BEAM AND LINES AND ALTERNATIONS OF STATES OF STAT
- (O) SECONO MARACCOSTRUCE OF MIC

# SUPVEY FOR CARY SARNEY P O BOX 990 LANDER, WY 87520

### PREPAREDITY

### >>> Arrow >>> Survey Group, Inc. Sheridan, WY 82801 (707) 751-7541

### LEGAL DESCRIPTIONS

TIMELE AND THE MEDITAL TO THE MEDITA

PARCE TO BE PROCE BUSINESS OF SECTIONS AND LESS

ALSO CETCHING ON AN EARLY COOCH SERVICE AT ICHING E SERVET THE ASSE GATEO (\$777).

THE SECTION AND THE SECTION AND TOWNERS AS A SECTION TOWNERS AND THE SECTION A

HAVE THE WAY AS A STORY OF THE WAY A STORY OF THE W

AND COMMON AND COMMON AND AND COMMON AND COM

I make 1 taket 1 taket 1 a may taket a consmitted of the a maket of the latest of the taket of the a maket of the taket of taket of

1964"
THERE'S IN BITCH 17" WILLIAM SHIP RESIST OF WAY LINE A
DISTANCE OF 1115 OF FEET TO THE CENTERLINE OF MY ACCESS
ROMS

The property of the property o

THE REAL WALLS AND WAS THE WAS TO SELECT TO WAS ADMITTED TO WA ABOUT TO ANY DESIGNATION OF THE HET, MAD OF THE OF T 95.765

1 NO PRIE SEARCH MAS PERFORMED BY APPOAR

2000 750972

Ten of Hymne } as

CERTIFICATE OF RECORDER

-Eda Schma Thompson MARKET LEVENCE

CERTIFICATE OF SURVEYOR

(200

17.
Transfer of other service, and the source lived of second control of the service of the serv