



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

## WARRANTY DEED

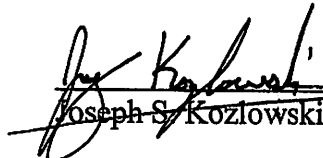
Joseph S. Kozlowski, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to William C. Peters III and Wendy M. Peters, husband and wife, as tenants by the entirety 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 S $\frac{1}{2}$ SE $\frac{1}{4}$  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 SE $\frac{1}{4}$ SE $\frac{1}{4}$ , 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.

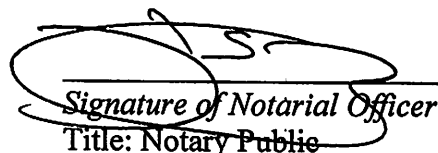
WITNESS my/our hand(s) this 8<sup>th</sup> day of June, 2018.

  
Joseph S. Kozlowski

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 8 day of June, 2018 by Joseph S. Kozlowski.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 4/10/22



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 8<sup>th</sup> day of July 2020.

BARNEY BROTHERS LAND & LIVESTOCK Inc.  
A Wyoming Corporation

BY: [Signature]  
Secretary

→ Easement  
Attached to  
MTG  
2020-760651

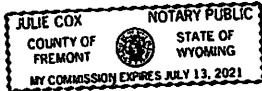
STATE OF WYOMING )

COUNTY OF FREMONT )

ss.

On this 8 day of July, 2020, before me personally appeared Gary A. Barney, 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.



Julie Cox  
Notary Public

My commission expires: 7-13-2021



### 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

BY:

  
Secretary

STATE OF WYOMING )  
COUNTY OF FREMONT ) ss.

On this 18 day of September, 2019, before me personally appeared Gary A. Barney, 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.

Jody D. Collins  
Notary Public

My commission expires: 7-14-2022







**»»» Arrow**   
Survey Group, Inc.  
Sweden, NY 12201 (307) 751-7541