

WARRANTY DEED

Cowboy State Bank, a Wyoming banking corporation, 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 Jason Torrence and Dawnie Torrence, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1043 Wyaco Rd, Wyaco WY 82845 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/our hand(s) this 25th day of September, 2020.

Cowboy State Bank, a Wyoming
banking corporation

William W. Delapp
By: William W. Delapp
Title: President

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 25th day of September, 2020, by William W. Delapp, as President of Cowboy State Bank, a Wyoming banking corporation.

WITNESS my hand and official seal.

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

My Commission expires: 5-13-22



EXHIBIT "A"

A tract of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 56 North, Range 82 West, 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on a fence line intersection, said point being S58°26'26"E, 4945.43 feet from the Northwest corner of said Section 19; thence S89°15'19"W, 308.22 feet along said fence line to a point, said point lying on the Easterly right-of-way line of State Secondary Highway 1704; thence S89°15'19"W, 33.52 feet to a point; thence S34°45'16"E, 339.03 feet to a point on said Easterly right-of-way line; thence S34°45'16"E, 54.86 feet along said Easterly right-of-way line to a point; thence N55°06'34"E, 100.00 feet to a point; thence S34°45'16"E, 300.00 feet to a point; thence N55°06'34"E, 184.48 feet to a point on a fence line; thence N34°53'26"W, 502.07 feet along said fence line to the point of beginning.

ALSO

A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 19, T56N, R82W of the 6th P.M., described as follows:

Beginning at a point which is 2502.4 feet northwest of a point which lies on the northerly right of way line of State Secondary No. 1704 where it intersects the south boundary line of Section 20, Township 56 North, Range 82 West of the 6th P.M., and which said point of reference is an angle from the point of beginning of S35°31'E and which said reference point is also N88°12'E a distance of 366.6 feet from the Southwest corner of said Section 20; thence from said of beginning as follows: N54°29'E a distance of 75 feet to a point; thence northwesterly and parallel to said State Secondary Highway a distance of 300 feet to a point; thence southwesterly a distance of 100 feet to a point on the north right of way line of said State Secondary Highway; thence Southeasterly along said State Secondary Highway right of way a distance of 300 feet; and thence N54°29'E a distance of 25 feet to the POINT OF BEGINNING.

See Attached Boundary
Line Adj for Tr 2

EXHIBIT OF LOT LINE ADJUSTMENT

OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE~~1~~SE~~1~~)
SECTION 19, TOWNSHIP 56 NORTH, RANGE 82 WEST, 6th P.M., SHERIDAN COUNTY,
WYOMING

ORIGINAL LEGAL DESCRIPTION OF TRACT 1:

A TRACT OF LAND LYING IN THE NE~~1~~/4SE~~1~~/4 OF SECTION 19, TOWNSHIP 56 NORTH, RANGE 82 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON A FENCE LINE INTERSECTION, SAID POINT BEING S 58°26'26" E, 4945.43 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S 89°15'19" W, 308.22 FEET ALONG SAID FENCE LINE TO A POINT, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE SECONDARY HIGHWAY 1704; THENCE S 89°15'19" W, 33.52 FEET TO A POINT; THENCE S 34°45'16" E, 339.03 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S 34°45'16" E, 54.86 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE N 55°06'34" E, 100.00 FEET TO A POINT; THENCE S 34°45'16" E, 300.00 FEET TO A POINT; THENCE N 55°06'34" E, 184.48 FEET TO A POINT ON A FENCE LINE; THENCE N 34°53'26" W, 502.07 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

ORIGINAL LEGAL DESCRIPTION OF TRACT 2:

A TRACT OF LAND LYING IN THE NE~~1~~/4SE~~1~~/4 OF SECTION 19, TOWNSHIP 56 NORTH, RANGE 82 WEST, 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 2502.4 FEET NORTHWEST OF A POINT WHICH LIES ON THE NORTHERLY RIGHT OF WAY LINE OF STATE SECONDARY HIGHWAY 1704 WHERE IT INTERSECTS THE SOUTH BOUNDARY LINE OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 82 WEST OF THE 6TH P.M., AND WHICH SAID POINT OF REFERENCE IS AN ANGLE FROM THE POINT OF BEGINNING OF S 35°31' E AND WHICH SAID REFERENCE POINT IS ALSO N 88°12' E A DISTANCE OF 366.6 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE FROM SAID POINT OF BEGINNING AS FOLLOWS: N 54°29' E A DISTANCE OF 75 FEET TO A POINT; THENCE NORTHWESTERLY AND PARALLEL TO SAID STATE SECONDARY HIGHWAY A DISTANCE OF 300 FEET TO A POINT; THENCE SOUTHWESTERLY A DISTANCE OF 100 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID STATE SECONDARY HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID STATE SECONDARY HIGHWAY RIGHT OF WAY A DISTANCE OF 300 FEET; AND THENCE N 54°29' E A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

FINAL LEGAL DESCRIPTION OF TRACT 1

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE S 89°37'51" W, 1414.45 FEET TO A POINT LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 336 (AKA STATE SECONDARY HIGHWAY 1704), MONUMENTED BY A 1.5" AC PER LS 6594, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT 1; THENCE N 89°01'04" E, 33.37 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N 88°52'37" E, 308.26 FEET ALONG A FENCE LINE; THENCE S 35°18'13" E, 501.90 FEET ALONG SAID FENCE LINE; THENCE S 54°42'47" W, 259.26 FEET ALONG SAID FENCE LINE TO SAID RIGHT-OF-WAY LINE; THENCE S 54°42'47" W, 25.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N 35°10'35" W, 300.16 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N 35°06'48" W, 115.52 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N 54°53'12" E, 126.38 FEET; THENCE N 09°53'12" E, 30.41 FEET; THENCE N 35°06'48" W, 132.71 FEET; THENCE S 88°52'37" W, 178.35 FEET TO SAID RIGHT-OF-WAY LINE; THENCE N 35°06'48" W, 24.22 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING AN AREA OF ±139,657 SQUARE FEET.

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, AGREEMENTS, CONDITIONS AND CONVEYANCES.

FINAL LEGAL DESCRIPTION OF TRACT 2

COMMENCING AT THE EAST QUARTER CORNER SAID SECTION 19; THENCE S 88°49'00" W, 1400.78 FEET TO A POINT LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 336 (AKA STATE SECONDARY HIGHWAY 1704) SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT 2; THENCE N 88°52'37" E, 178.35 FEET; THENCE S 35°06'48" E, 132.71 FEET; THENCE S 09°53'12" W, 30.41 FEET; THENCE S 54°53'12" W, 126.38 FEET TO SAID RIGHT-OF-WAY LINE; THENCE N 35°06'48" W, 253.92 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING AN AREA OF ±29,945 SQUARE FEET.

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, AGREEMENTS, CONDITIONS AND CONVEYANCES.

PREPARED BY:

Cannon Consulting LLC (307) 752-0109

Date: 8/30/21

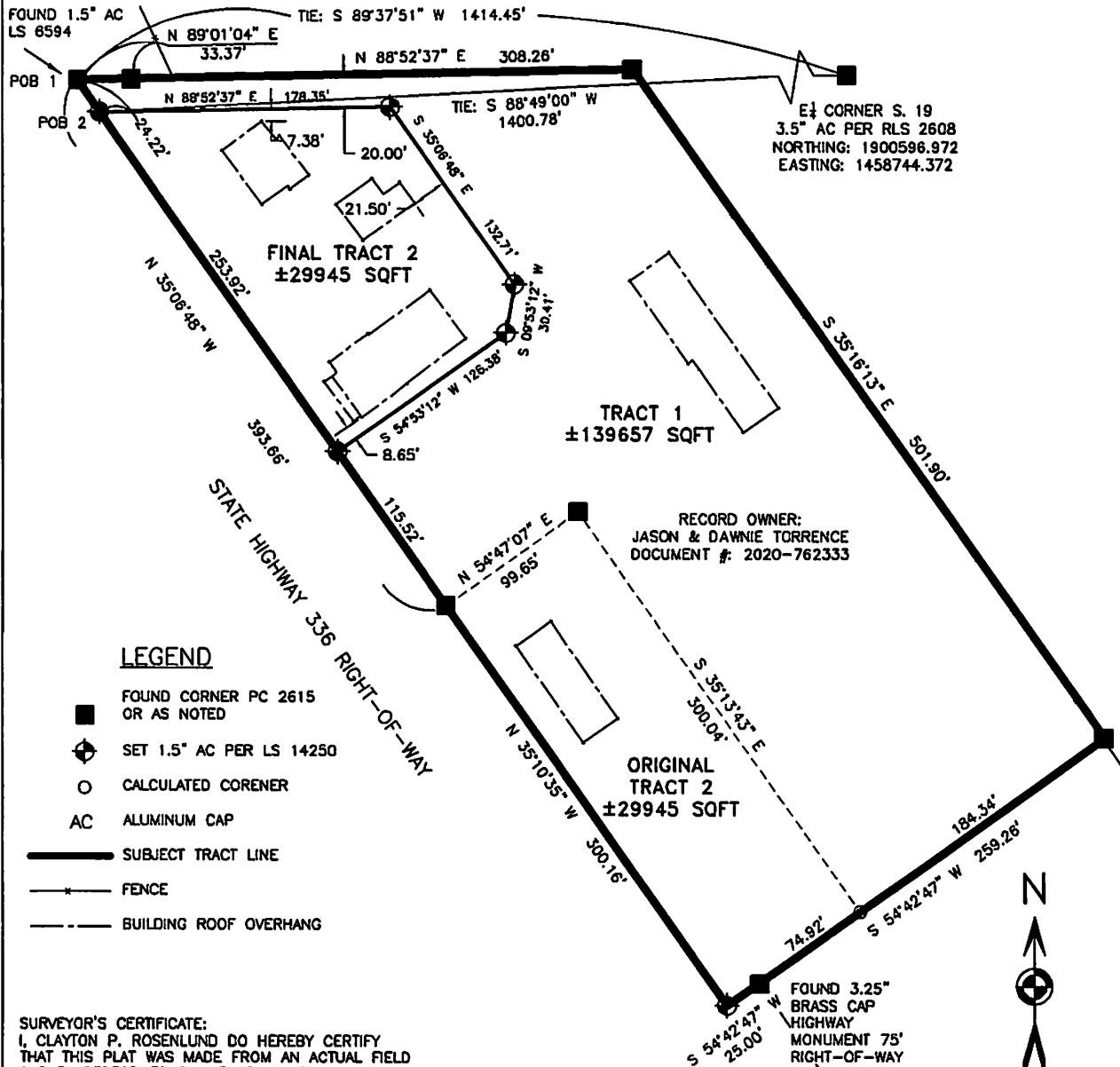
FOR:

JASON & DAWNIE TORRENCE
WYARNO, WY

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EXHIBIT OF LOT LINE ADJUSTMENT

OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1SE1)
SECTION 19, TOWNSHIP 56 NORTH, RANGE 82 WEST, SHERIDAN COUNTY, WYOMING



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