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FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Lane Schenderline and Felicia Schenderline, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Amy Jolane Peterson, a married person dealing in her sole and separate property, GRANTEE, whose address is P.O. Box 204, Ranchester, WY 82839, 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:

REPLAT OF LOT 27 AND LOT 28, WONDRA SUBDIVISION, LOCATED IN SECTION 18, T57N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING, AS ILLUSTRATED ON THAT REPLAT OF LOTS 27 AND 28 OF WONDRA SUBDIVISION, RECORD OF SURVEY RECORDED ON 06/08/2021 AS DOCUMENT #2021-769716, AND AS FURTHER SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 29, OF THE WONDRA SUBDIVISION, BEING MARKED BY A 1 1/2" ALUMINUM CAP, STAMPED P.L.S. 12703 AND PROCEEDING S00°20'02"W, 152.87 FEET, THE SOUTHWEST CORNER OF LOT 29, OF THE WONDRA SUBDIVISION, BEING MARKED BY A 1 1/2" ALUMINUM CAP, STAMPED P.L.S. 12703; THENCE N89°47'37"W, 75.95 FEET, TO A 1 1/2" ALUMINUM CAP, STAMPED P.L.S. 12703; THENCE N89°47'37"W, 19.36 FEET, TO A 5/8" REBAR; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 32°22'27", AN ARC LENGTH OF 107.36 FEET AND A CHORD BEARING OF N55°11'20"W, 105.93 FEET TO A 5/8" REBAR; THENCE ALONG A NON-TANGENT REVERSE CURVE WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 150°18'42", AN ARC LENGTH OF 78.70 FEET AND A CHORD BEARING OF N03°34'14"E, 58.00 FEET TO A 5/8" REBAR; THENCE N79°12'28"E, 105.39 FEET, TO A 5/8" REBAR; THENCE N79°15'08"E, 77.39 FEET, TO THE POINT OF BEGINNING; LOT 27A CONTAINS 22,389 SQUARE FEET (0.51 ACRES), MORE OR LESS.

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



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accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 18th day of August, 2021.

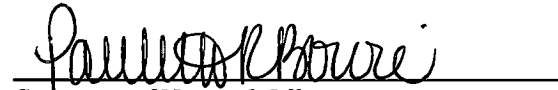

Lane Schenderline


Felicia Schenderline

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

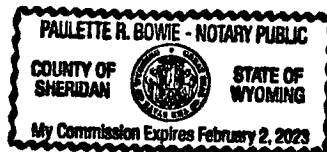
This instrument was acknowledged before me on the 18th day of August, 2021 by Lane Schenderline and Felicia Schenderline.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires:

2-2-23



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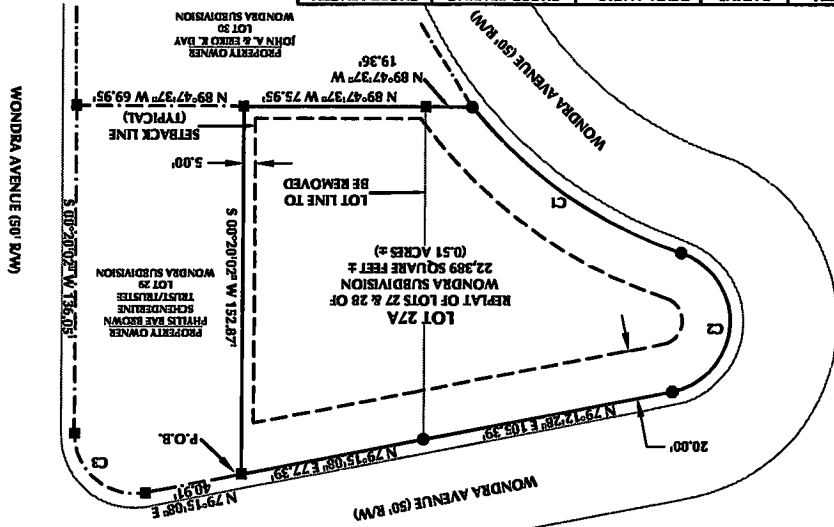
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FEEES: \$18.00 PK WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**REPLAT OF LOTS 27 & 28
OF WONDRA SUBDIVISION
LOCATED IN SECTION 18, 15N, R85W, 6TH P.M.
SHERIDAN COUNTY, WYOMING
TOTAL AREA = 22,389 SQUARE FEET (0.51 ACRES) ±
1 LOT TOTAL**

TOTAL AREA = 22,389 SQUARE FEET (0.51 ACRES) ±
1 LOT TOTAL



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.56	190.00	32.227	N 55.112°W	105.93
C2	78.70	30.00	150.14	N 03.341°E	58.00
C3	44.11	25.00	101.04	S 50.122°E	38.60

PROPERTY DESCRIPTION

THE ABOVE OR FOREGOING SUBDIVISION BEING A REPLAT OF LOT 27 AND LOT 28, WONDRA SUBDIVISION, LOCATED IN SECTION 18, T8N, R65W, 6TH P.M., SHERIDAN COUNTY, WYOMING, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

885W, 6TH P.M., SHERIDAN COUNTY, WYOMING, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 29, OF THE WONDRA SUBDIVISION, BEING MARKED BY A 1 1/2" ALUMINUM CAP, STAMPED P.L.S. 12703 AND PROCEEDING S00°20'02"W, 152.87 FEET, THE SOUTHWEST CORNER OF LOT 29, OF THE WONDRA SUBDIVISION, BEING

MARKED BY A 1 1/2" ALUMINUM CAP, STAMPED P.L.S. 12703;
THENCE N88°47'27W 75.95 FEET TO A 1 1/2" ALUMINUM CAP STAMPED P.L.S. 12703.

THESE 189'47" W, 18.38' E, TO A 1/2" RECONCILING POINT, 18.38' E, TO A 6/8" REBAR.

THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 32.2227, AN ARC LENGTH OF 107.38 FEET AND A CHORD BEARING OF N55°11'20"W, 105.93 FEET TO A 6/8" REBAR;

THENCE ALONG A NON-TANGENT REVERSE CURVE WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 150°18'42", AN ARC LENGTH OF 78.70 FEET AND A CHORD BEARING OF N03°24'14"E 68.00 FEET TO A 5/8" REBAR.

THENCE N79°12'28"E, 105.39 FEET, TO A 5/8" REBAR;
THENCE N79°12'28"E, 77.30 FEET, TO THE POINT OF BEGINNING.

THENCE N 79-15-08 E, 77.39 FEET, TO THE POINT OF BEGINNING;

LOT 27A CONTAINS 22,389 SQUARE FEET (0.51 ACRES), MORE OR LESS.

CERTIFICATE OF REORDER

STATE OF WYOMING)
-- --

_____) ss
COUNTY OF SHERIDAN)
B O U

10:00

THIS DAY OF _____, 20____, AND FILED AS INSTRUMENT NO. _____, FEE _____.

COUNTY CLERK

COUNTY CLERK
 VICINITY MAP
 NOT TO SCALE

CERTIFICATE OF SURVEYOR:

I, RANDALL K. FRENCH, A REGISTERED LAND SURVEYOR IN THE

STATE OF WYOMING, HEREBY CERTIFY THAT THIS SURVEY WAS
PREPARED FROM NOTES TAKEN DURING A SURVEY PERFORMED
SEC. 13
HIGHWAY
157N, R85W

BY ME OR UNDER MY SUPERVISION IN APRIL, 2021, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.

1. NE/4

PROJECT




— SEC. 24 NW 1/4

WYOMING REGISTRATION NO. 12703

REPLAT OF LOTS 27 & 28

[illegible]

40 WONDRA AVENUE
RANCHSTER, WYOMING 82839
TEL: 307-335-5555

PREPARED FOR:

 CONSULTING, LLC

2.

PIDN: 57851830500318
 PORTION OF SW1/4 SW1/4, SECTION 18
 BRENT PETERSON
 40 WONDBA AVENUE
 SHERIDAN, WYOMING 82801
 1095 Saberton Avenue
 Sheridan, Wyoming 82801
 DEAFTE

757N, 885W, 6TH P.M.
SHERIDAN COUNTY, WYOMING

RANCHESTER, WYOMING 82839

Phone 307-674-0609
Fax 307-674-0182

DATE D

TEST NAME	4	DATE / TIME
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