

RECORDING REQUESTED BY:

Gwendolyn Osgard

AFTER THIS DEED IS RECORDED, MAIL  
DEED AND TAX STATEMENTS TO:

Gwendolyn Osgard and Richard Moore, Trustees  
9235 Allano Way  
Santee, CA 92071



2015-718366 3/27/2015 12:39 PM PAGE: 1 OF 1  
BOOK: 552 PAGE: 412 FEES: \$12.00 SM GRANT DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GRANT DEED

Gwendolyn Dana Osgard, a single person, hereinafter referred to as Grantor, for valuable consideration, grants, bargains and conveys to **GWENDOLYN D. OSGARD AND RICHARD V. MOORE, Trustees of the OSGARD-MOORE Family Trust UTD December 30, 2014**, Grantee, the following-described real estate situate in Sheridan County, Wyoming, to-wit:

LEGAL DESCRIPTION:

The NE1/4NE1/4 of Section 26, and the E1/2SE1/4 of Section 23, Township 57 North, Range 86 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, EXCEPT a tract of land described as follows:

Beginning at the East Quarter Corner of Section 23, Township 57 North, Range 86 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, thence S.0°28'E, 353.79 feet; thence N.88°52'50"W., 147.59 feet; thence S.12°10'W., 217.02 feet; thence N.85°21'25"W., 411.73 feet; thence N.44°25'10"W., 655.85 feet; thence N.84°24'E., 246.75 feet; thence N.89°50'E., 357.5 feet; thence N.21°03'30"E., 36.8 feet; thence N.89°46'30"E., 444.05 feet to the point of beginning, together with all improvements situate thereon, all appurtenances and all water rights and ditch rights thereunto belonging.

SUBJECT TO all reservations, covenants, restrictions, easements and rights-of-way, of record.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9<sup>th</sup> day of March, 2015.

By: Gwendolyn D Osgard  
Gwendolyn Dana Osgard

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

The instrument entitled Grant Deed was acknowledged before me this 9<sup>th</sup> day of March, 2015, by Gwendolyn Dana Osgard.



Sherrilyn Lim  
Notary Public

My commission expires: October 19, 2018

NO. 2015-718366 GRANT DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
GWENDOLYN OSGARD 9235 ALLANO WAY  
SANTEE CA 92071

Excepting Therefrom ~~that~~ certain parcel of  
Land conveyed to \_\_\_\_\_ in Warranty Deed  
Recorded \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.

27-11-83



RECORDED JULY 2, 1971 BY 182 PM 4:00 NO 55-707 J. B. MOORE COUNTY CLERK

RECORDED JUL 1, 1971  
GERALD ORGARD and ILLIE E. ORGARD, husband and wife, grantor

for and in consideration of Ten dollars (\$10.00) and other valuable considerations done  
in hand paid, do..... by these presents remise, release and quit claim to THE STATE HIGHWAY COMMISSION OF WYO-  
MING, grantee, the following described real estate, situated in the County of Sharidan, State of Wyoming.

to-wit:

to-wit: PARCEL NO. 1: All that portion of the ~~NE 1/4~~ Section 24, T. 57 N., R. 86 W. and the  $\frac{1}{4}$  of Lot 1, Section 19, T. 57 N., R. 85 W. of the 6th P.M., Wyoming, lying between the centerline of presently existing U.S. Highway No. 14 and a parallel right of way line 50 feet to the left or southerly side when measured at right angles or radially to the following described survey line of highway, said parallel right of way line beginning on the east boundary of said  $\frac{1}{4}$  of Lot 1 and ending on the west boundary of said ~~NE 1/4~~: Beginning at a point on the east boundary of said  $\frac{1}{4}$  of Lot 1 from which the northeast corner thereof bears northerly a distance of 225 feet, more or less; thence S. 57° 11' W. a distance of 765 feet, more or less, to a point on the east boundary of said Section 24 from which the northeast corner thereof bears N. 0° 07' W. a distance of 632.5 feet; thence continuing S. 57° 11' W. a distance of 192.3 feet to the point of beginning of a 1° 30' circular curve to the right, the radius of which is 3,819.7 feet; thence along said curve through a central angle of 19° 12' a distance of 1,280 feet, more or less, to a point on the west boundary of said ~~NE 1/4~~ from which the southwest corner thereof bears southerly a distance of 100 feet, more or less.

The above described parcel of land contains 1.8 acres, more or less.

PARCEL NO. 2: All that portion of the NE<sup>1</sup>/<sub>4</sub> of Section 23, T. 57 N., R. 86 W. of the 6th P.M., Wyoming, lying between parallel right of way lines of hereinafter stated distances apart when measured at right angles or radially to the following described survey line of highway: Beginning at a point on the east boundary of said Section 23 from which the east quarter corner thereof bears S. 0° 18.8' E. a distance of 731.6 feet, said point of beginning being also located on a 1° 30' circular curve to the left, the radius of which is 3,819.7 feet and at which point a line tangent to said curve bears S. 57° 59.3' W.; thence with said parallel right of way lines 100 feet apart, being 50 feet on each side, along said curve through a central angle of 0° 55.1' a distance of 61.2 feet to the point of ending of said curve; thence continuing with said parallel right of way lines 100 feet apart, S. 57° 04.2' W. a distance of 809.4 feet to the point of beginning of a 1° 30' circular curve to the right, the radius of which is 3,819.7 feet; thence continuing with said parallel right of way lines 100 feet apart, along said curve through a central angle of 5° 38.1' a distance of 375.7 feet; thence with said parallel right of way lines 150 feet apart, being 75 feet on each side, continuing along said curve through a central angle of 3° 00' a distance of 200 feet; thence with said parallel right of way lines 125 feet apart, being 75 feet to the left or southerly side and 50 feet to the right or northerly side, continuing along said curve through a central angle of 1° 39' a distance of 110 feet, more or less, until said parallel right of way line 75 feet to the left or southerly side intersects the west boundary of said NE<sup>1</sup>/<sub>4</sub>. of land contains 0.4 acres, more or less.

The above described parcel of land contains 0.4 acres, more or less.

Excepting and reserving from the above described lands and unto the grantors herein all oil, gas, minerals and mineral estate of every kind and nature that can be removed from the ground without jeopardy to the maintenance or safety of public use or travel upon the surface estate hereby granted and without using the surface of the lands hereby granted.

Together with all the estate, right, title, interest, property, claim and demand whatsoever, in law as in equity, of the said grantor, in or to the above described premises and every part and parcel thereof, with the appurtenances, tenements and hereditaments thereunto belonging. TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the said grantees and its successors and assigns FOREVER.

The grantor also conveys and quit-claims to the grantee any and all after acquired title that may have to the herein described property.

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 18th day of June, A. D., 1971

\_\_\_\_\_, A. D.  
*James H. Casard*

**GRANTOR:**

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ACKNOWLEDGEMENT

THE STATE OF WYOMING  
COUNTY OF SHERIDAN } ss.

The foregoing instrument was acknowledged before me this 18 day of JUNE, 1971  
by Ronald Osgard and Ilene S. Osgard, husband and wife

My commission expires November 3, 1974

Neil Carmichael

NOTARY PUBLIC



ACKNOWLEDGEMENT

THE STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

NOTARY PUBLIC



# QUITCLAIM DEED

RECORDED NOVEMBER 12, 1982 BK 270 PG 623 NO. 856346 MARGARET LEWIS, COUNTY CLERK

GERALD OSGARD and ILENE OSGARD, husband and wife,

(herein referred to as Grantor, whether one or more) of Sheridan County, Wyoming  
for and in consideration of One Dollar and other good and valuable consideration  
----- conveys and quitclaims to DON R. JOHNSON and JUNE C. JOHNSON,  
husband and wife, it being the intention to create an estate by the entireties.  
whose address is Ranchester, Wyoming  
all interest in the following described real estate situate in Sheridan  
County, Wyoming:

A tract of land situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 23  
Township 57 North, Range 86 West of the Sixth Principal Meridian, more particularly described as follows:

Beginning at a point which is located South 89°46'30" West a distance of 444.05 feet, said point being situate on the East-West centerline of Section 23; thence South 21°03'30" West a distance of 36.8 feet; thence South 89°50' West a distance of 357.5 feet; thence South 84°24' West a distance of 246.75 feet; thence North 15°49'15" West a distance of 38.9 feet; thence North 37°36'30" West a distance of 24.65 feet to the East-West centerline of Section 23; thence North 89°46'30" East a distance of 641.95 feet along the East-West centerline of Section 23 to the point of beginning, containing 0.554 acres, more or less.

Together with all improvements situate thereon.

Subject to all rights of ways, easements and reservations of record.

Grantor releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 30 day of September, 1982.

Gerald Osgard  
Gerald Osgard

Ilene Osgard  
Ilene Osgard

STATE OF WYOMING OREGON  
COUNTY OF SHERIDAN YAMHILL ss.

The foregoing instrument was acknowledged before me by Gerald Osgard and Ilene Osgard  
husband and wife this 30 day of September, 1982.

WITNESS my hand and official seal.

Margaret J. Hendricks  
Notary Public



Except Out  
Tract Out

RECORDED AUGUST 22, 1988 BK 321

194 NO 15312 RONALD L. DAILEY, COUNTY CLERK

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Gerald and Ilene S. Osgard  
husband and wife

of the County of Sheridan State of Wyoming

in consideration of the sum of  
One dollar and good and valuable consideration DOLLARS  
to them in hand paid by Richard D. & Keta J. Smith

the receipt whereof is hereby confessed and acknowledged, have remised, released, and forever quitclaimed  
and by these presents do for their heirs, executors and administrators,  
remise, release and forever quitclaim unto the said Richard D. & Keta J. Smith

their  
heirs and assigns, forever, all such right, title, interest, property, possession, claim and demand, as  
they have or ought to have, in or to all the following described premises, to-wit:

A tract of land situate in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 23, Township 57 North,  
Range 86 West of the Sixth Principal Meridian described as follows:

Beginning at the East  $\frac{1}{4}$  corner of Section 23 thence South 89°46'30" West  
along the East-West centerline of Section 23 for a distance of 444.05 feet;  
thence North 21°03'30" East a distance of 26.4 feet; thence North 89°36'  
East a distance of 434.35 feet to the East line of Section 23; thence South  
28° East along the East line of Section 23 for a distance of 25.95 feet  
to the point of beginning.

Containing 0.255 acres, more or less.

Together with all improvements situate thereon.

Subject to all right of ways, easements and reservations of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the  
State of Wyoming.

TO HAVE AND TO HOLD the said premises unto the said Richard D. & Keta J.  
Smith and their

heirs and assigns, to his and their own proper use and behoof forever. So that neither  
Gerald & Ilene S. Osgard

nor any other person in their name or behalf, or either of us or any other person in our or either of our  
names or behalf shall or will hereafter claim or demand any right or title to the premises or any part there-  
of, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, we have hereunto set our hand<sup>s</sup> and  
seal<sup>d</sup> this 19<sup>th</sup> day of August A. D., 1988.

Signed, sealed and delivered in the presence of

*Wm R. Brook*



*Gerald Osgard* (SEAL)  
*Ilene S. Osgard* (SEAL)  
(SEAL)  
(SEAL)

Except out

Tract in  
SE/NE

Part of the  
Smith Tract out

RECORDED AUGUST 22, 1988 BK 321

196 NO 15313 RONALD L. DAILEY, COUNTY CLERK

## WARRANTY DEED

Gerald and Ilene S. Osgard husband and wife

grantor S., of SHERIDAN County, and State  
of WYOMING, for and in consideration of One dollar and good and valuable  
consideration DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

Richard D. and Keta J. Smith

grantee S., whose address is Dayton, Wyoming 82836

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:

A TRACT OF LAND, BEGINNING AT THE EAST  $\frac{1}{4}$  CORNER OF SECTION 23, TOWNSHIP 57  
NORTH, RANGE 86 WEST, THENCE  $S 0^{\circ} 28' E$  - 353.79'; THENCE  $N 88^{\circ} 52' 50'' W$  -  
147.59'; THENCE  $S 12^{\circ} 18' 10'' W$  - 217.02'; THENCE  $N 85^{\circ} 21' 25'' W$  - 411.73';  
THENCE  $N 44^{\circ} 25' 10'' W$  - 655.85'; THENCE  $N 84^{\circ} 24' E$  - 246.75'; THENCE  $N 89^{\circ}$   
 $50' E$  - 357.5'; THENCE  $N 21^{\circ} 03' 30'' E$  - 36.8'; THENCE  $N 89^{\circ} 46' 30'' E$  -  
444.05' TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 57 NORTH, RANGE 86 WEST,  
SHERIDAN COUNTY, WYOMING. 9.334 ACRES MORE OR LESS.  
Said Tract of Land Situated in  $SP \frac{1}{4} NE \frac{1}{4}$ ,  $NE \frac{1}{4}$  SE  $\frac{1}{4}$  of said  
Section 23

WITNESS our hands this 19<sup>th</sup> day of August, 1988

*Gerald S. Osgard*  
*Ilene S. Osgard*

State of Wyoming } ss.  
County of SHERIDAN

The foregoing instrument was acknowledged before me by Gerald and Ilene S. Osgardthis 19<sup>th</sup> day of August, 1988

Witness my hand and official seal.

*Wm L. Brooks*  
Signature

Title of Officer

My Commission Expires October 6, 1988

Except out

Smith

Tract out