



## WARRANTY DEED

**SHERRY HARMS and Berva Brock**, Grantors, of Sheridan County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEY AND WARRANT to **JAMES T. PURDOM**, a single person, Grantee, whose address is P.O. Box 3049, Sheridan, Wyoming 82801, the following-described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit A attached.

TOGETHER WITH all improvements situate thereon and all easements and appurtenances thereunto belonging;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

WITNESS OUR HANDS this 1<sup>ST</sup> day of November, 2013.

  
 \_\_\_\_\_  
**SHERRY HARMS**

  
 \_\_\_\_\_  
**BERVA BROCK**

STATE OF ARIZONA     )  
                                   ) ss.  
 County of Maricopa    )

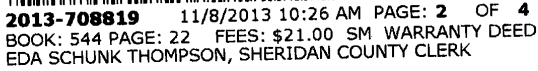
The foregoing instrument was acknowledged before me by **SHERRY HARMS** this 6 day of November, 2013.

Witness my hand and official seal.

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: 6-16-2016





VALORIE A. CODA Notary Public  
County of Johnson State of Wyoming  
My Commission Expires March 4, 2014

# EXHIBIT 'A'

## LEGAL DESCRIPTION

A tract of land being the SE $\frac{1}{4}$  NW $\frac{1}{4}$ , the SW $\frac{1}{4}$  NE $\frac{1}{4}$  and a portion of the SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 15, T.53N., R.81W., of the 6<sup>th</sup> P.M., Sheridan County, WY said tract being more particularly described as follows:

Beginning at the East  $\frac{1}{4}$  corner of said Section 15 as marked by a BLM brass cap; thence along the East line of said Section 15 N02°57'08"E, 367.03 feet to a point in an existing fenceline marked by a 2" aluminum cap stamped PELS 8663;

Thence along said existing fenceline N34°34'22"W, 119.16 feet to an aluminum cap stamped PELS 8663;

Thence along said existing fenceline N08°22'25"E, 540.57 feet to an aluminum cap stamped PELS 8663;

Thence along said existing fenceline N01°04'18"W, 122.97 feet to an aluminum cap stamped PELS 8663;

Thence leaving said existing fenceline N05°32'37"W, 244.42 feet to a point on the North line of said SE $\frac{1}{4}$  NE $\frac{1}{4}$  marked by a 2" aluminum cap stamped PELS 8663;

Thence along the North line of the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Section 15, N89°45'10"W, 2586.77 feet to the C-N 1/16 corner marked by an aluminum cap stamped LS 2615;

Thence along the North line of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , N89°34'35"W, 1314.54 feet to the NW 1/16 corner of said Section 15 marked by an aluminum cap stamped LS 2615;

Thence along the West line of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , S02°02'50"W, 1364.04 feet to the C-W 1/16 corner of said Section 15 marked by an aluminum cap stamped LS 2615;

Thence along the South line of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , S89°39'30"E, 1315.26 feet to the Center  $\frac{1}{4}$  corner of said Section 15 marked by an aluminum cap stamped LS 5367;

Thence along the South line of said S  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 15, S89°39'40"E, 2630.70 feet to the point of beginning;

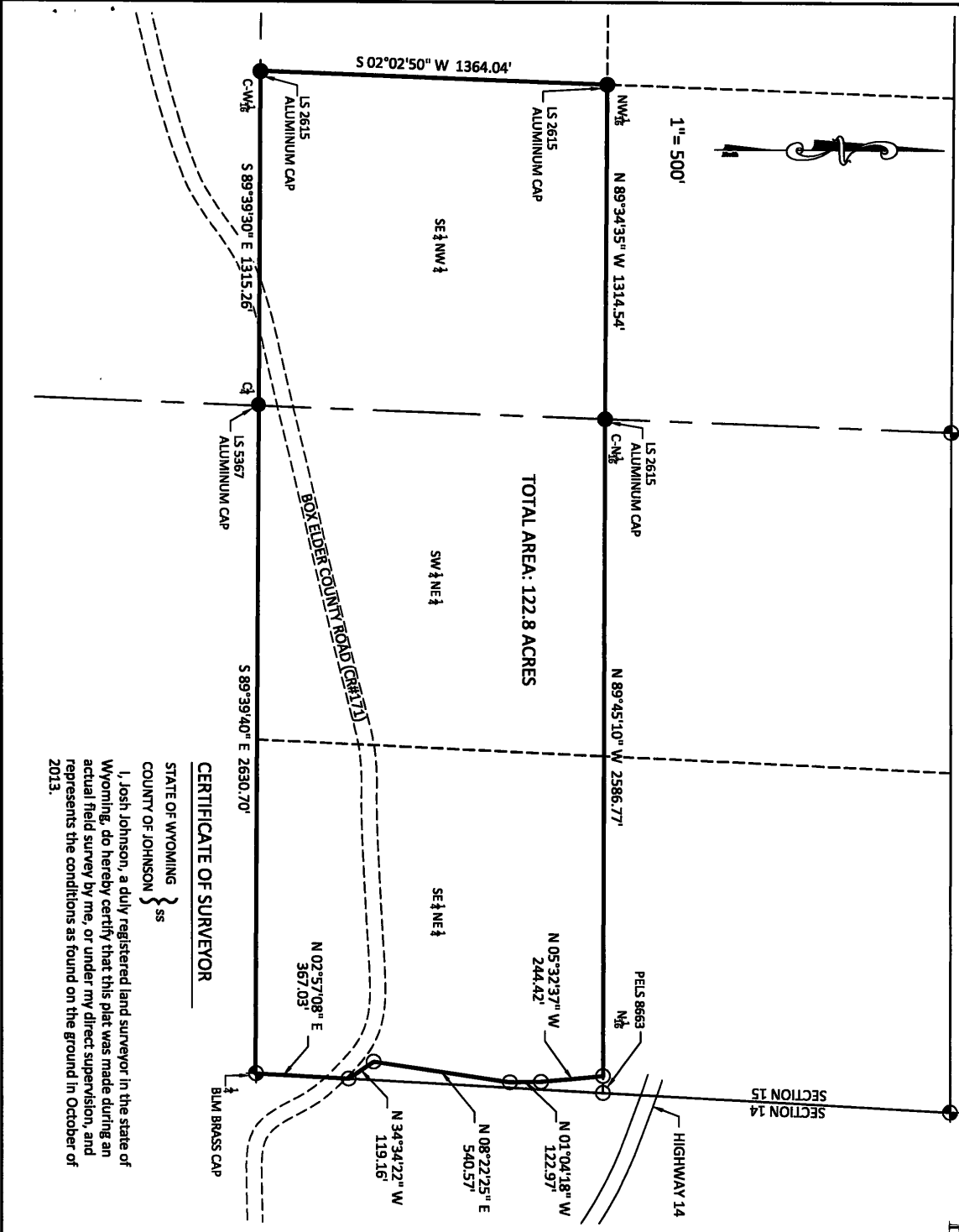
Said tract of land encompasses 122.8 acres more or less.



2013-708819 11/8/2013 10:26 AM PAGE: 4 OF 4  
 BOOK: 544 PAGE: 24 FEES: \$21.00 SM WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2013-708819 WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 BIG HORN TITLE SERVICES 216 N MAIN ST  
 BUFFALO WY 82834

PROPERTY SURVEY  
 LOCATED IN THE  
 SE $\frac{1}{4}$  NW $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$ ,  
 SE $\frac{1}{4}$  NE $\frac{1}{4}$  OF SECTION 15,  
 T53N, R81W  
 OF THE SIXTH P.M.,  
 SHERIDAN COUNTY, WY



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
 COUNTY OF JOHNSON } ss

I, Josh Johnson, a duly registered land surveyor in the state of Wyoming, do hereby certify that this plat was made during an actual field survey by me, or under my direct supervision, and represents the conditions as found on the ground in October of 2013.

- LEGEND
- - GLO Brass Cap
  - - Aluminum Cap
  - - Set A.C. Stamped PELS 8663
  - Mid-Section Line
  - Sixteenth Line
  - Property Line
  - County Rd Line



Job No: 13-40 Date: 10/31/2013 Page 1 of 1 Drawn by: KC Checked by: JJ	 <b>Bighorn Surveying &amp; Engineering, LLC</b> 401 Fort Street Suite 4 Buffalo, WY 82834 (307) 684-7400 www.bighornsurveying.com	Prepared For: Janelle Townsend Great Divide Properties LLC 71 N. Main St. Buffalo, WY 82834
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