



2019-752353 9/3/2019 4:30 PM PAGE: 1 OF 2  
 BOOK: 583 PAGE: 44 FEES: \$15.00 PK WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

William J. Williams and Yvonne N. Williams, 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 Don A. Larsen, Trustee of the Don A. Larsen Revocable Trust dated October 24, 2007 and Sheila J. Larsen, Trustee of the Sheila J. Larsen Revocable Trust dated October 24, 2007, GRANTEE, whose address is P.O. Box 155, Gillette, WY 82717, 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 hand this 3rd day of September, 2019.

William J. Williams  
 William J. Williams

Yvonne N. Williams  
 Yvonne N. Williams

STATE OF Wyoming )  
 )ss.  
 COUNTY OF Sheridan )

This instrument was acknowledged before me on the 3 day of September, 2019 by William J. Williams.

WITNESS my hand and official seal.

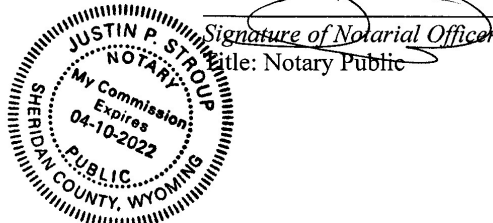
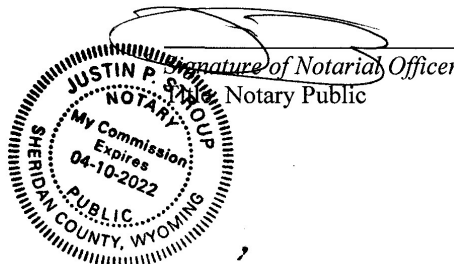
My Commission expires 4/10/20

STATE OF Wyoming )  
 )ss.  
 COUNTY OF Sheridan )

This instrument was acknowledged before me on the 3 day of September, 2019 by Yvonne N. Williams.

WITNESS my hand and official seal.

My Commission expires 4/10/22





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## EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 12, Township 53 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Beginning at the northwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ , (Monumented with a 2  $\frac{1}{2}$ " Aluminum Cap per PE&LS 3159); thence S89°45'53"E, 442.59 feet along the north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  to a point; thence S00°22'38" W, 555.32 feet to a point; thence N89°37'22" W, 242.59 feet to a point; thence S00°22'38" W, 734.66 feet to a point lying on the centerline of North Piney Creek; thence S78°00'55"W, 9.85 feet along said centerline of North Piney Creek to a point; thence N89°08'49" W, 51.93 feet along said centerline of North Piney Creek to a point; thence N76°30'46" W, 142.15 feet along said centerline of North Piney Creek to a point, said point lying on the west line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ , said point being N00°22'38"E, 57.66 feet from the center quarter corner of said section 12, (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per LS 580); thence N00°23'38"E, 1258.32 feet along said west line to the Point Of Beginning.

### NO. 2019-752353 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801