

## WARRANTY DEED

John C. Dewey, a single person, and David Michael Dewey, a married person dealing in his sole and separate property, 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 Connie Lynn Kistler, a single person, GRANTEE whose address is 1511 Mydland Rd #215 Sheridan WY 82801, 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:

**Township 58 North, Range 83 West, 6th P.M., Sheridan County, Wyoming.**

**Section 26: All of that portion of the NW¼ lying West of the centerline of Prairie Dog Road #1211.**

**EXCEPTING THEREFROM that certain parcel of land conveyed to Peter S. Tarver and Tamara L. Tarver by Warranty Deed recorded October 6, 1997 in Book 388, Page 420.**

**Township 58 North, Range 83 West, 6th P.M., Sheridan County, Wyoming.**

**Section 27: A tract of land located in the N½ of said Section 27, being more particularly described as follows:**

**Beginning at a point located South 27 feet from the North ¼ corner of said Section 27, said point being on the Southerly right of way line of Beatty Gulch Road, said point being monumented with a rebar and aluminum cap marked L.S. 65494; thence, along said Southerly right of way, N89°50'45"E, 2622.95 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence, leaving said right of way, South along the East border of said Section 27, 1125 feet to a point; thence parallel to Southerly right of way, N89°50'45"W, 1547.58 feet to a point; thence, S81°52'18"W, 1548.23 feet to a point on the Easterly right of way line of said Beatty Gulch Road, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence, along said right of way, N05°30'42"E, 724.38 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence continuing along said right of way, N20°15'41"E, 372.22 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence, continuing along said right of way, N29°39'04"E, 234.21 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence, continuing along said right of way, N31°57'23"E, 77.13 feet to a point, said point being monumented with a rebar and aluminum cap marked L.S. 6594; thence continuing along said right of way, N89°00'35"E, 104.65 feet to the point of beginning;**

**TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;**

**RESERVING HOWEVER UNTO Grantors, one-half (½) of all coal, oil, gas, uranium, fissionable and fusionable materials and all other minerals and mineral rights, royalties and royalty rights of every kind and character owned by Grantors;**

**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.**



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

WITNESS our hands this 19 day of March, 2021.

John C. Dewey, by his attorney in fact

Mary Elizabeth Alexander

John C. Dewey, by his attorney in fact

David Michael Dewey

Mary Elizabeth Alexander

STATE OF Washington

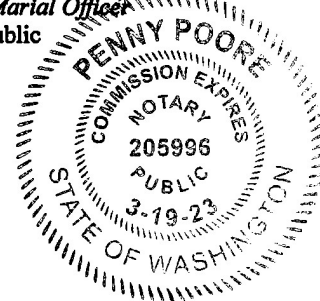
COUNTY OF Kitap )ss.

This instrument was acknowledged before me on the 19<sup>th</sup> day of March, 2021  
by Mary Elizabeth Alexander, Attorney in Fact for John C. Dewey.

WITNESS my hand and official seal.

My Commission expires: 03/19/23

[Signature]  
Signature of Notarial Officer  
Title: Notary Public



STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )ss.

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
by David Michael Dewey.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

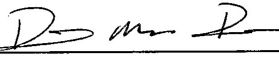
My Commission expires:



2021-767449 3/22/2021 3:49 PM PAGE: 3 OF 3  
FEES: \$18.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WITNESS our hands this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
John C. Dewey, by his attorney in fact  
Mary Elizabeth Alexander

  
\_\_\_\_\_  
David Michael Dewey

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021  
by Mary Elizabeth Alexander, Attorney in Fact for John C. Dewey.

WITNESS my hand and official seal.

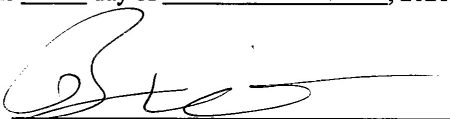
\_\_\_\_\_  
*Signature of Notarial Officer*  
Title: Notary Public

My Commission expires:

STATE OF WY )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 19<sup>th</sup> day of March, 2021  
by David Michael Dewey.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
*Signature of Notarial Officer*  
Title: Notary Public

My Commission expires: 5-13-22

