



2018-744299 8/9/2018 10:21 AM PAGE: 1 OF 1  
BOOK: 575 PAGE: 489 FEES: \$12.00 MFP WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Wendy Kaye Donaldson, a married person dealing in her sole and separate property, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Tell Shannon, a single person and Tyler Friez, a single person, tenants in common, GRANTEES, whose address is 80 Taylor Rd., 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:

The following described tract of land located in the N $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 14, Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming: Beginning at the SE corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14; thence N89°12'15"W, 300.26 feet; thence N36°15'51"W, 337.33 feet; thence N23°21'39"W, 315.71 feet; thence N7°45'30"E, 218.13 feet to the center of a road; thence along said center of road, S41°58'20"E, 920.61 feet; thence S2°49'20"E, 98.47 feet; thence N88°27'58"W, 25.03 feet to the point beginning;

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/our hand(s) this 7<sup>th</sup> day of August, 2018.

Wendy Kaye Donaldson  
Wendy Kaye Donaldson

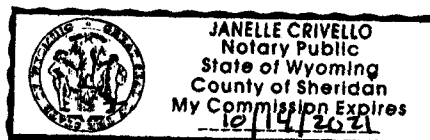
STATE OF Wyoming ) ss.  
COUNTY OF Sheridan

This instrument was acknowledged before me on the 7<sup>th</sup> day of August, 2018 by Wendy Kaye Donaldson.

WITNESS my hand and official seal.

Janelle Crivello  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 10/14/2021



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WILCOX AGENCY  
SHERIDAN WY 82801