

**WARRANTY DEED**

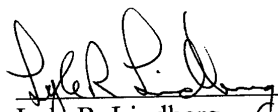
Lyle R. Lindberg and Loretta R. Lindberg, husband and wife, GRANTOR(S), of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), **Dennis R. Lindberg and Amanda R. Lindberg, husband and wife, as tenants by the entirety**, whose address is 1019 Illinois Street, Sheridan, WY 82801, 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:

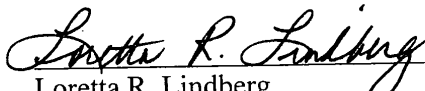
**See attached Exhibit "A"**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 our hands this 19<sup>th</sup> day of May, 2005.

  
\_\_\_\_\_  
Lyle R. Lindberg

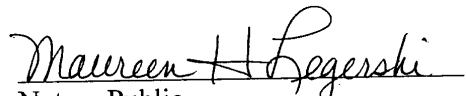
  
\_\_\_\_\_  
Loretta R. Lindberg

State of Wyoming    )  
                              )ss  
County of Sheridan    )

The foregoing instrument was acknowledged before me by Lyle R. Lindberg and Loretta R. Lindberg, this 19<sup>th</sup> day of May, 2005.

Witness my hand and official seal.



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

My Commission Expires April 26, 2007

## Exhibit "A"

### Legal Description of Subject Tract

A tract of land situated within the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  of SE  $\frac{1}{4}$ ) of Section 4, Township 55 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part thereof; said tract being more particularly described as follows:

Commencing at the Southeast corner of said Section 4; thence N00°01'02"E along the East line of said Section 4 a distance of 270.81 feet to the POINT OF BEGINNING of said tract; thence N00°01'02"E along the East line of said Section 4 a distance of 1041.62 feet (recorded as 1041.33 feet) to the Northeast corner of the said SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; thence S89°44'59"W along the North line of the said SE $\frac{1}{4}$  of SE $\frac{1}{4}$  a distance of 209.15 feet to a point; thence S00°01'02"W a distance of 1041.62 feet to a point; thence N89°44'59"E a distance of 209.15 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

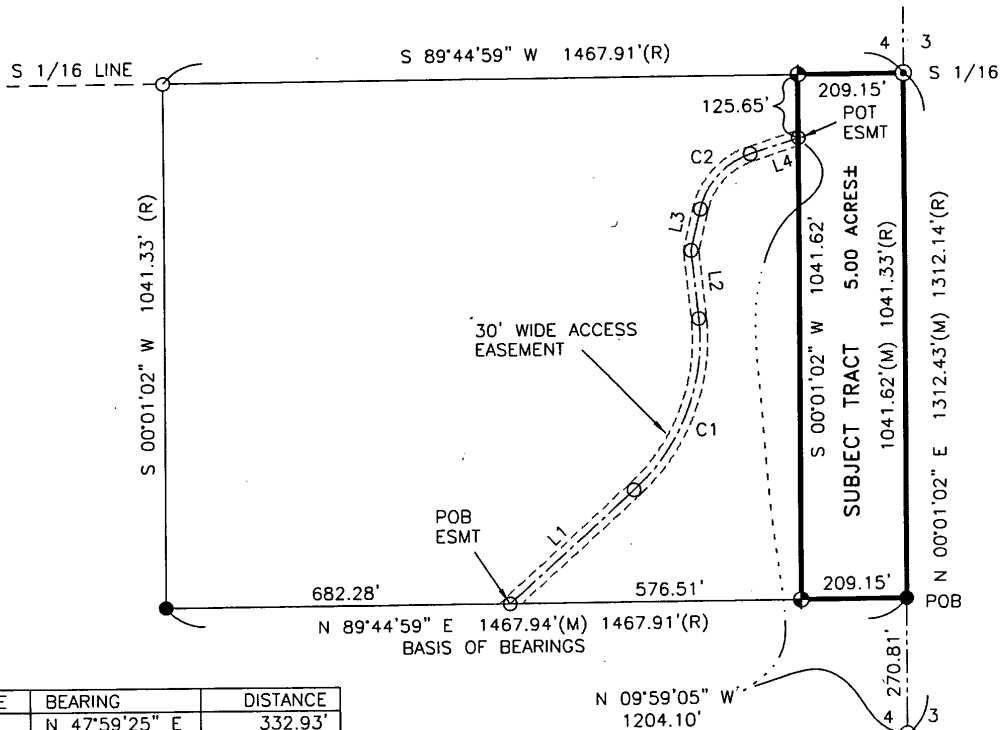
Subject to any easements, exceptions, reservations, restrictions or conditions contained in prior conveyances of record.

### Legal Description of 30' wide Access Easement

An access easement 30 feet wide situated within the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  of SE  $\frac{1}{4}$ ) of Section 4, Township 55 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part thereof, and lying 15 feet on each side of the following described centerline:

Commencing at the Southeast corner of said Section 4; thence N00°01'02"E along the East line of said Section 4 a distance of 270.81 feet; thence S89°44'59"W a distance of 785.66 feet to the POINT OF BEGINNING of said easement; thence N47°59'25"E along said centerline a distance of 332.93 feet; thence Northeasterly along said centerline 377.83 feet along the arc of a 400.00 foot radius curve to the left, which chord bears N20°55'49"E a distance of 363.94 feet; thence N06°07'47"W along said centerline a distance of 135.60 feet; thence N13°08'35"E along said centerline a distance of 83.52 feet; thence Northeasterly along said centerline 153.93 feet along the arc of a 150.00 foot radius curve to the right, which chord bears N42°32'28"E a distance of 147.26 feet; thence N71°56'21"E along said centerline a distance of 100.27 feet to the POINT OF TERMINUS, said point being N09°59'05"W a distance of 1204.10 feet from said Southeast corner of Section 4.

## EXHIBIT "B"



LINE	BEARING	DISTANCE
L1	N 47°59'25" E	332.93'
L2	N 06°07'47" W	135.60'
L3	N 13°08'35" E	83.52'
L4	N 71°56'21" E	100.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	377.83'	363.94'	N 20°55'49" E	54°07'11"
C2	150.00'	153.93'	147.26'	N 42°32'28" E	58°47'47"

## LEGEND:

- ⊕ - SET 1-1/2" ALUMINUM CAP PER PLS 10287
- ⊙ - FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- - FOUND 1-1/2" ALUMINUM CAP PER PLS 5369
- - CALCULATED CORNER
- (M) - MEASURED
- (R) - RECORD

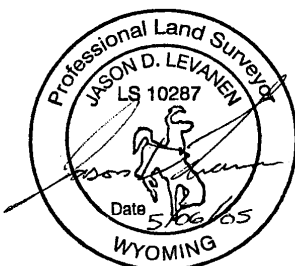
— LOT/TRACT LINE  
 — PROPERTY LINE  
 - - - SECTION LINE

SCALE: 1"=300'

## BASIS OF BEARINGS:

Bearings based on a Record of Survey  
 by Prestfeldt Surveying, Dated June, 1999,  
 recorded in Book 406, Page 541,  
 Sheridan County Records.

I, JASON D. LEVANEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF  
 WYOMING, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES  
 TAKEN DURING A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION  
 ON APRIL 28, 2005.



## RECORD OF SURVEY

CLIENT: DENNIS LINDBERG

LOCATION: SE1/4 SE1/4, SECTION 4,  
 T55N, R85W, 6TH P.M.,  
 SHERIDAN COUNTY, WYOMING

WESTERN LAND SERVICES

Sheridan, WY 82801 (307)673-1817

Prepared By: JDL Date: 05/06/2005  
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