



WARRANTY DEED

DENNIS R. LINDBERG and AMANDA R. LINDBERG, husband and wife, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **MICHAEL J. LINDBERG**, a single man, (herein referred to as "Grantee"), whose address is 121 Grandview Drive, Sheridan, WY 82801, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

121 Grandview Drive, Sheridan, WY:

See legal description and record of survey which are attached hereto as Exhibit "A" and Exhibit "B" and incorporated herein by reference.

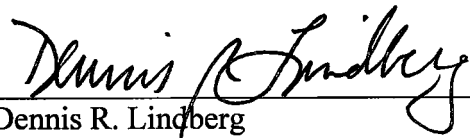
TOGETHER WITH all improvements located thereon or appertaining thereto.

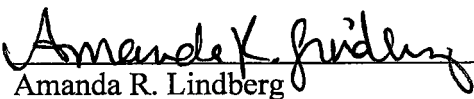
SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record, including the lien of a Special Improvement District.

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 14 day of NOVEMBER, 2014.


Dennis R. Lindberg


Amanda R. Lindberg



STATE OF Wyo.)
County of Sheridan) : ss.

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 14th day of Nov., 2014, by Dennis R. Lindberg and Amanda R. Lindberg.

WITNESS my hand and official seal.

My Commission expires: _____

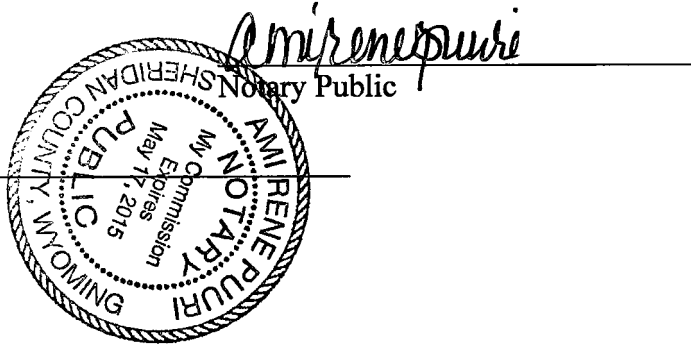




Exhibit "A"

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, 6th 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:

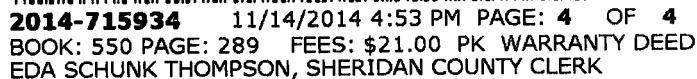
Commencing at the Southeast corner of said Section 4; thence N00°01'02"E along the East line of said Section 4 a distance of 270.81 feet to the POINT OF BEGINNING of said tract; thence N00°01'02"E along the East line of said Section 4 a distance of 1041.62 feet (recorded as 1041.33 feet) to the Northeast 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, 6th 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.



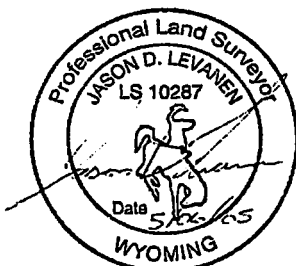
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 47°59'25" E | 332.93' |
| L2 | N 06°07'47" W | 135.60' |
| L3 | N 13°08'35" E | 83.52' |
| L4 | N 71°56'21" E | 100.27' |

| 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" |

⊕ - 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

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

T55N, R85W, 6TH P.M.,
SHERIDAN COUNTY, WYOMING



Sheridan, WY 82801 (307)673-1817

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|----------------------------------|------------------|
| Prepared By: JDL | Date: 05/06/2005 |
| File:....2005\limbreg_d 2000.dwg | Sheet: 2 of 2 |

NO. 2014-715934 WARRANT DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SCTIA
SHERIDAN WY 82801