



2018-743404 6/29/2018 2:21 PM PAGE: 1 OF 1  
BOOK: 574 PAGE: 757 FEES: \$12.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Carl Steinfurth and Victoria Pipitone, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, Lucas Thorkildsen and Keri Thorkildsen, husband and wife, as tenants by the entirety, whose address is 3401 Village Rd, Fort Smith, AR 72903, 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:

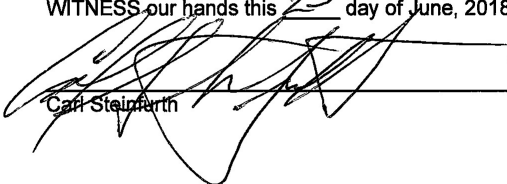

A parcel of land being a portion of Tract 26 and a portion of Tract 19, all in the Amended Plat of Tracts 19, 20 and 26, Eastern Hills Subdivision, Sheridan County, Wyoming, said parcel being more particularly described as follows:

Beginning at the Northwest Corner of said Tract 26; thence S64°38'E for a distance of 286.30 feet; thence S31°31'12"E for a distance of 79.90 feet; thence S23°01'E for a distance of 40.0 feet; thence S75°31'44"W for a distance of 174.84 feet; thence N27°42'59"W for a distance of 28.82 feet; thence S58°33'W for a distance of 38.73 feet; thence N31°22'W for a distance of 149.50 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 85.0 feet, a Central Angle of 46°22'55", an Arc Length of 68.81 feet and a Chord Bearing of N8°10'14"W with a Chord Length of 66.94 feet; thence leaving said curve on a bearing of N74°58'51"W for a distance of 40.0 feet to a point on a non-tangent curve; thence along a curve to the right, this curve having a Radius of 125.0 feet, a Central Angle of 8°48'20", an Arc Length of 19.21 feet and a Chord Bearing N19°25'24"E with Chord Length of 19.2 feet to a point of tangency; thence leaving said curve on a bearing of N23°50'.30"E for a distance of 47.6 feet to the point of beginning.

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 25 day of June, 2018.

 Carl Steinfurth  
 Victoria Pipitone

State of Wyoming

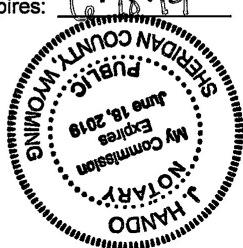
County of Sheridan

The foregoing instrument was acknowledged before me by Carl Steinfurth and Victoria Pipitone, this 26 day of June, 2018.

Witness my hand and official seal.

 J. Hando  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: 6-18-19



NO. 2018-743404 WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SCTIA  
SHERIDAN WY 82801