



2021-769188 5/18/2021 4:03 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Brett P. Burke, a single person, 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 Paul K. Boyd, a single person, GRANTEE, whose address is 5040 COFFEEN AVE. SHERIDAN WYOMING, 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:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, T55N, R84W, 6th P.M., Sheridan County, Wyoming, said tract of land being a portion of an unplatted tract of land described within the Warranty Deed recorded in Book 447, on Page 291, of the Sheridan County, Wyoming records; said tract being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said Section 14, T55N, R84W, monumented by a 3 $\frac{1}{4}$ " aluminum cap, stamped PLS 2615; thence S34°10'46"E, 2261.68 feet to a 2 $\frac{1}{2}$ " aluminum cap, stamped PLS 14558 monumenting the Point of Beginning of said tract of land, lying on the West right-of-way of U.S. highway 87; thence S00°38'21"W, 67.85 feet along the line common to said west right-of-way and the east line of the tract being described to a 2 $\frac{1}{2}$ " aluminum cap, stamped PLS 14558 monumenting the Southeast corner of the tract being described; thence S89°25'24"W, 527.52 feet along the line common to the South line of the tract being described and the north line of Toby Johnson Minor Subdivision according to the plat thereof, recorded in Plat Book Number 1, on page 246 of the Sheridan County, Wyoming records, to a 2 $\frac{1}{2}$ " aluminum cap, stamped PLS 14558 monumenting the Southwest corner of the tract being described; thence N00°39'51"E, 69.57 feet to the Northwest corner of the tract being described, also being the South corner common to Tracts 1 and 2 of Harvey Subdivision according to the plat thereof, recorded in Plat Book Number 1, on Page 223, of the Sheridan County, Wyoming records, said corner point falls directly on a wooden fence post with a 5/8" rebar alongside, 0.47 feet southerly, thence N89°36'34"E, 527.46 feet along the line common to the south boundary of said Harvey subdivision and the North line of the tract being described to the true Point of Beginning of said tract of land;

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 hand this 17 day of May, 2021.


Brett P. Burke

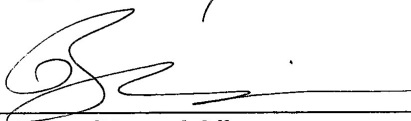


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STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 17th day of May, 2021 by Brett P. Burke.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-21



NO. 2021-769188 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801