



2021-770137 6/24/2021 9:04 AM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Cheryl F. Roberts, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **Richard S. Roberts**, whose address is 2 Dee Drive, 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 EXHIBIT "A" ATTACHED HERETO

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 my hand this 22 day of June, 2021.

Cheryl F. Roberts
Cheryl F. Roberts

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Cheryl F. Roberts, this 22nd day of June, 2021.

Witness my hand and official seal.



S. Johnston
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the W1/2NW1/4 of Section 23, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the East line of the said W1/2NW1/4, and located North 858 feet from the Southeast corner of said W1/2NW1/4; thence N33°56'W 352 feet along the center line of a 40 foot wide access road to a point; thence N54°02'W 276 feet along the center line of said road to a point in the center of a second 40 foot wide access road; thence N61°03'E 312.4 feet along the center line of the second access road to a point in the center of Little Goose Creek; thence up the center of said creek along a line described as S32°49'E 137.3 feet to a point in the center of said creek; thence S6°02'W 250 feet to a point in the center of said creek; thence S22°11'E 260.7 feet to the point of beginning.

ALSO INCLUDING an easement and right of way over the access road which leads from U.S. Highway 87 to the Westerly boundary of the above described tract.

EXCLUDING THEREFROM a tract of land situated in the W1/2NW1/4 of Section 23, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Commencing at a 3" Brass cap accepted as being the North quarter corner of said Section 23; thence S48°33'42"W, 1933.01 feet to the point of beginning, said point being in the center of Little Goose Creek; thence S33°38'27"E, 35.47 feet along the center of said Little Goose Creek to a point on the Southerly right of way of a 50 foot easement; thence S65°10'30"W, 310.61 feet along said Southerly right of way to a point in the center of a 40 foot wide access road; thence N54°17'33"W, 12.83 feet along the center line of said 40 foot wide access road, to a 5/8" rebar; thence N60°47'27"E, 312.40 feet to the point of beginning.