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BOOK: 575 PAGE: 568 FEES: \$15.00 MFP WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Martin T. Masters and Janet Masters, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Ryan M. Baumgartner a married person dealing in his sole and separate property, GRANTEE whose address is P.O. Box 812 Ranchester, WY 82839, 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:

### Lot 5A described as follows:

A tract of land situated in Lot 5, One Third Subdivision, to the Town of Ranchester, Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Beginning at the northeast corner of Lot 6, One Third Subdivision; thence N89°57'35"W, 15.00 feet along the north line of said Lot 6 to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°57'35"W, 209.58 feet along said north line of Lot 6 to a point, said point being the northwest corner of said Lot 6 and lying on the east line of a Private Access and Utility Easement (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along said east line of said Private Access and Utility Easement through a non-tangent curve to the left, have a central angle of 71°22'14", a radius of 60.00 feet, an arc length of 74.74 feet, a chord bearing of N24°21'16"E, and a chord length of 70.00 feet to a point; thence N76°00'39"E, 208.46 feet to a point, said point being an angle point on the east line of said Lot 5, One Third Subdivision (Monumented with a 2" Aluminum Cap per PLS 6812); thence S03°17'27"W, 114.51 feet along said east line of Lot 5, One Third Subdivision to the Point of Beginning of said tract;

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/our hand(s) this 10 day of August, 2018.

Martin T. Masters  
Martin T. Masters

Janet Masters  
Janet Masters

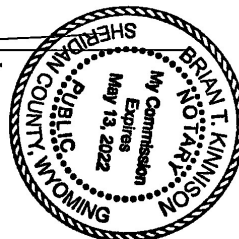
STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 10<sup>th</sup> day of August, 2018 by Martin T. Masters.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22





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This instrument was acknowledged before me on the 10<sup>th</sup> day of August, 2018 by Janet Masters.

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Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

