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BOOK: 577 PAGE: 417 FEES: \$12.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Marsha Lynn Pinder, 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 Philip Hespen and Barbara Hespen, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 43 Beaver Creek Rd, Sheridan, WY 82801, 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 located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 55 North, Range 85 West, 6th P.M. Sheridan County, Wyoming, described as follows:
Beginning at a point on the centerline of Beaver Creek Road located North, 467.4 feet from the W $\frac{1}{4}$ corner of said Section 11; thence along said centerline North, 346.8 feet; thence leaving said centerline N81°49'E, 595.5 feet (N81°04'E, 595.4 feet measured) to a #5 rebar; thence S12°58'E, 352.6 feet (S13°29'E, 352.6 feet measured) to a #5 rebar; thence S81°49'W, 677.3 feet to the point of beginning;**

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 26th day of Oct, 2018.

Marsha L Pinder
Marsha Lynn Pinder

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 26 day of October, 2018 by Marsha Lynn Pinder.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22

