



2019-751154 7/15/2019 12:07 PM PAGE: 1 OF 2  
 BOOK: 581 PAGE: 756 FEES: \$15.00 PK WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Richard K. Bratten and Laurie L. Schierloh-Bratten, 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 Richard K. Bratten and Laurie L. Schierloh-Bratten, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1004 Big Goose 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:

See EXHIBIT "A" attached hereto;

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 15<sup>th</sup> day of July, 2019.

Richard K. Bratten  
 Richard K. Bratten

Laurie L. Schierloh-Bratten  
 Laurie L. Schierloh-Bratten

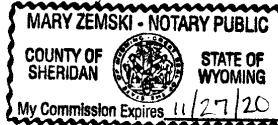
STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 15<sup>th</sup> day of July, 2019 by Richard K. Bratten.

WITNESS my hand and official seal.

Mary Zemski  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: 11/27/20



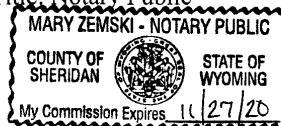
STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 15<sup>th</sup> day of July, 2019 by Laurie L. Schierloh-Bratten.

WITNESS my hand and official seal.

Mary Zemski  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: 11/27/20





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### EXHIBIT "A"

A tract of land located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 8, the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , the NW $\frac{1}{4}$ NE $\frac{1}{4}$ , and the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 17, T55N, R85W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows: Beginning at the North  $\frac{1}{4}$  corner of Section 17 monumented with a  $\frac{3}{4}$ " aluminum cap, LS2615; thence along the West line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 8, N00°20'07"E, 320.66 feet to a point in the center of Big Goose Creek; thence along said center of Big Goose Creek the following courses and distances; N31°05'20"E, 142.48 feet; N51°01'31"E, 63.72 feet; N59°34'55"E, 40.22 feet; N84°58'03"E, 102.90 feet; S83°02'32"E, 74.93 feet; S73°39'01"E, 81.83 feet; and S80°44'46"E, 39.93 feet; thence, leaving said center of Big Goose Creek, S11°57'03"W, 1241.64 feet; thence S26°55'00"W, 955.24 feet; thence South, 590.16 feet to a point on the North line of a tract of land described in Book 411, Page 301 of the records of Sheridan County and monumented with a  $\frac{1}{2}$ " aluminum cap, LS5369; thence along said tract along a curve to the right with an arc length of 130.42 feet, a radius of 195.78 feet, a chord bearing of S19°47'43"W, and a chord length of 128.02 feet to a  $\frac{1}{2}$ " aluminum cap, LS5369, thence S38°52'45"W, 61.84 feet to a  $\frac{1}{2}$ " aluminum cap, LS5369; thence along a curve to the left with an arc length of 68.23 feet, a radius of 124.08 feet, a chord bearing of S23°07'39"W, and a chord length of 67.37 feet to a  $\frac{1}{2}$ " aluminum cap, LS5369, thence along a curve to the right having an arc length of 59.62 feet, a radius of 168.05 feet, a chord bearing of S17°32'20"W, and a chord length of 59.31 feet to a  $\frac{1}{2}$ " aluminum cap, LS5369, thence S27°42'09"W, 36.54 feet to a  $\frac{1}{2}$ " aluminum cap, LS5369; thence along a curve to the right with an arc length of 117.70 feet, a radius of 166.71 feet, a chord bearing of S47°55'46"W, and a chord length of 115.27 feet to a  $\frac{1}{2}$ " aluminum cap, LS5369, thence S78°16'16"W, 44.79 feet to a  $\frac{1}{2}$ " aluminum cap, LS5369; thence S00°06'30"E, 20.71 feet to a  $\frac{1}{2}$ " aluminum cap, LS5369; thence S00°06'30"E, 33.88 feet to a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 17; thence along said South line, N89°57'31"W, 827.01 feet to the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 17 monumented with a  $\frac{5}{8}$ " rebar; thence along the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 17, N00°02'43"E, 877.63 feet; thence leaving said West line, N89°58'21"E, 41.32 feet to the East right-of-way line of Wyoming State Highway No.331; thence along said right-of-way N00°15'39"W, 1640.61 feet; thence N89°58'21"E, 25.00 feet; and N00°01'39"W, 125.60 feet to a point on the North line of said Section 17; thence along said North line, S89°58'06"E, 576.79 feet to a 2" aluminum cap, LS 2615; thence S89°56'27"E, 698.61 feet to the point of beginning.

**NO. 2019-751154 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801