

## WARRANTY DEED

William H. McBrayer and Lorri J. McBrayer, 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 John R. Grassel and Roberta A. Grassel, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 3326 Devon Pl., Bismarck, ND 58504, 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 21<sup>st</sup> day of May, 2018.

William H. McBrayer  
William H. McBrayer

Lorri J. McBrayer  
Lorri J. McBrayer

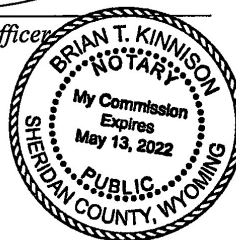
STATE OF WY  
COUNTY OF Shurick ss.

This instrument was acknowledged before me on the 21<sup>st</sup> day of May, 2018 by William H. McBrayer.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22 <sup>BE</sup>



STATE OF WY  
COUNTY OF Shurick ss.

This instrument was acknowledged before me on the 21<sup>st</sup> day of May, 2018 by Lorri J. McBrayer.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22





**2018-742628** 5/29/2018 4:37 PM PAGE: 2 OF 2  
BOOK: 574 PAGE: 72 FEES: \$15.00 MFP WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### **EXHIBIT "A"**

A tract of land lying in Section 34, Township 55 North, Range 84 West, a portion of the Knode Ranch Subdivision, Sheridan County, Wyoming.

All of Lot 5, Block 4, of Knode Ranch Subdivision; and all that portion of Lot 4, Block 4 lying South of a lot division line; said line being more particularly described as follows: Beginning at the NE Corner of said Lot 5, Block 4; thence North  $31^{\circ}47'21''$  East, along the back lot line of said Lot 4, Block 4, 175.35 feet to a 5/8 inch rebar and aluminum cap stamped "Lot cor. L.S. 567"; thence North  $58^{\circ}18'58''$  West, along said Lot division line 227.21 feet to a 5/8 inch rebar and aluminum cap stamped "Lot cor. L.S. 567"; said point also being a point on a curve on the easterly right-of-way of Canvasback Road; thence Southeasterly along a simple curve to the left, along the easterly right-of-way of Canvasback Road; said curve having a radius of 651.11 feet, a central angle of  $18^{\circ}35'14''$ , and an arc length of 211.23 feet to the NW Corner of said Lot 5, Block 4.

**NO. 2018-742628 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801