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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

**Gabriel M. Thums, Personal Representative of the Estate of Joel H. Thums, GRANTOR**, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, and pursuant to the authority granted by court order recorded December 4, 2014, in Book 550 of Deeds, Page 571, in the records of the Sheridan County Clerk, Sheridan, Wyoming, does hereby CONVEY and WARRANT to the **GRANTEE, Gabriel M. Thums**, whose address is 42 Jewel Rd, 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 17th day of March, 2016.

Gabriel M. Thums, Personal Representative of the  
Estate of Joel H. Thums

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Gabriel M. Thums, Personal Representative of the Estate of Joel H. Thums, this 17th day of March, 2016.

Witness my hand and official seal.

Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: 10/11/19





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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**A tract of land located in the SW1/4NE1/4 of Section 18, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, described as follows:**

**Beginning at the center of said Section 18; thence along the west line of said SW1/4NE1/4, N0°05'56"E, 1418.80 feet to the NW corner of said SW1/4NE1/4; thence along the north line of said SW1/4NE1/4, S89°24'02"E, 450.84 feet to a point; thence S14°03'48"E, 544.75 feet to a point; thence S15°56'02"W, 486.45 feet to a point; thence S24°47'19"W, 360.55 feet to a point; thence S73°14'57"W 314.26 feet to the point of beginning.**

**ALSO including a 60 foot wide access road easement, in said Section 18, lying adjacent to and westerly of the following line:**

**Beginning at a point on the northerly line of an access road, said point being located S3°24'51"E, 1322.52 feet; thence N80°05'22"W, 413.52 feet from the center of Section 18; thence N33°12'00"W, 311.08 feet to a point; thence N29°13'07"W, 214.16 feet to a point; thence N9°38'56"W, 281.44 feet to a point; thence N22°31'33"E, 114.71 feet to a point; thence N52°37'51"E, 141.86 feet to a point; thence N73°50'11"E, 234.66 feet to a point; thence N59°30'44"E, 115.16 feet to a point; thence N37°50'18"E, 186.83 feet to a point; thence N89°06'21"E, 64.03 feet to a point; thence N73°14'57"E, 68.36 feet to the point of ending.**