



**SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED**

**David W. Jackson, as Successor Trustee of The Phillip G. Jackson Family Revocable Trust, dated March 17, 1994, as amended**, of Sheridan County, Wyoming, hereinafter referred to as Grantor, for valuable consideration, grants, bargains and conveys to **Jason Jackson, a married man as his sole and separate property**, whose address is 17107 Stone Stile Dr., Friendswood, TX 77546, Grantee, the following-described real property situate in Sheridan County, Wyoming, to-wit:

**See Exhibit "A", attached hereto and by reference incorporated herein.**

Together with all improvements situate thereon, and all appurtenances thereunto appertaining or belonging, including all water and water rights appurtenant thereto, if any.

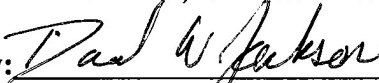
Subject to all real estate taxes for the year 2019, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

The Grantor, for himself and his successors and assigns, acting in his capacity as Successor Trustee of said trust, hereby covenants with the Grantee, and Grantee's successors and assigns, that the Grantor will warrant the title thereto against the lawful claims of all persons claiming the same, or any part thereof, by, through, or under the Grantor.

**DATED** this 30<sup>th</sup> day of September, 2019.

**GRANTOR:**

**The Phillip G. Jackson Family Revocable Trust,  
dated March 17, 1994, as amended**

By: 

**David W. Jackson  
Successor Trustee**



**2019-753047** 10/1/2019 5:22 PM PAGE: 2 OF 5  
BOOK: 583 PAGE: 468 FEES: \$24.00 SM TRUSTEE DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

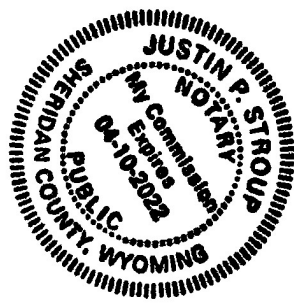
STATE OF WYOMING     )  
  ) ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by **David W. Jackson, as Successor Trustee of The Phillip G. Jackson Family Revocable Trust, dated March 17, 1994, as amended,** this 30<sup>th</sup> day of September, 2019.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4/10/22





**EXHIBIT "A"**  
**TO SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED**  
**DATED SEPTEMBER 30, 2019**

**GRANTOR:** David W. Jackson, as Successor Trustee of The Phillip G. Jackson Family Revocable Trust, dated March 17, 1994, as amended

**GRANTEE:** Jason Jackson, a married man as his sole and separate property

**LEGAL DESCRIPTION:**

**Parcel No. 1:**

Lot 2 in Block 4 and Lot 7 in Block 3 of Mountain Home Improvement Company Subdivision, and the following:

A portion of Lots 4 and 6 in Block 3 of the Mountain Home Improvement Company Subdivision, as shown on the official plat on file in the office of the County Clerk, more particularly described as follows:

Beginning at a point on the Southeast line of Willow Avenue, said point being on line with the Northeast line, extended Southeasterly, of Lot 2, in Block 4 of said Mountain Home Improvement Company Subdivision; thence Southeasterly to the Southeast corner of said Lot 4 which is on the West line of Cottage Grove Avenue; thence West along the South line of said Lot 4 to the Southwest corner of said Lot 4; thence Northeasterly along the center line of Spring Creek to the South corner of said Lot 6; thence Northwesterly along the Southwest line of said Lot 6 to the West corner of said Lot 6 which is on the Southeast line of Willow Avenue; thence Northeasterly along the Southeast line of Willow Avenue to the point of beginning.

**Also:**

Beginning at a point on the West line of Cottage Grove Avenue where said line intersects the Southeast corner of said Lot 4; thence North along the West line of said Cottage Grove Avenue a distance of twenty (20) feet; thence West to the intersection of the Northeasterly boundary line of the H. C. Fleischer tract as the same is described in a deed from E. R. Evans and Anna R. Evans to the said H. C. Fleischer dated and recorded September 24, 1935, in Book 38 of Deeds at Page 617 thereof, and from said point of intersection in a Southeasterly direction along said boundary line to the place of beginning.



Together with all improvements situate thereon and all appurtenances appertaining or belonging thereto.

Subject to all building and zoning regulations, exceptions, reservations, restrictions, easements, rights-of-way, and covenants of record.

**Parcel No. 2:**

A portion of Willow Avenue vacated by the Board of County Commissioners being more particularly described as follows:

Beginning at the Southwest corner of Lot 7, Block 3 of the Mountain Home Improvement Company Subdivision, Section 7, Township 53 North, Range 83 West; thence Northwesterly on the Southerly line of Lot 7 extended to the center of Willow Avenue; thence Northeasterly along the center of Willow Avenue to a point which is the Southerly boundary line of Lot 2, Block 4, extended; thence Northwesterly along the Southerly boundary line of Lot 2 extended to the Westerly line of Willow Avenue; thence Northeasterly along the Westerly line of Willow Avenue to the Northeast corner of Lot 2; thence Southeasterly on the Northerly boundary line of Lot 2 extended to the Easterly line of Willow Avenue; thence Southwesterly along the Easterly line of Willow Avenue to the point of beginning.

Together with all improvements situate thereon and all appurtenances appertaining or belonging thereto.

Subject to all building and zoning regulations, exceptions, reservations, restrictions, easements, right-of-way, and covenants of record.

**Parcel No. 3:**

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 53 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears N74°49'25"E a distance of 2702.18 feet from the Southwest corner of Section 7; thence West a distance of 151.5 feet; thence N63°03'25"W a distance of 95.15 feet; thence S82°01'25"W a distance of 32.35 feet; thence S66°10'45"W a distance of 46.15 feet; thence West a distance of 269.6 feet; thence N80°00'50"W a distance of 118.62 feet; thence N32°30'30"E a distance of 80.5 feet (along the center of Piney Cruse Creek); thence N13°39'E a distance of 72.0 feet; thence leaving said Creek, S80°58'30"E for a distance of 89.85 feet; thence

N15°10'E a distance of 126.8 feet; thence N6°19'E a distance of 46.3 feet to a point in the center of Piney Cruse Creek; thence following the center of said Creek, N70°E a distance of 101.87 feet; thence leaving said Creek, S41°42'E a distance of 201.1 feet; thence S48°23'W a distance of 27.1 feet; thence S41°47'E a distance of 188.2 feet; thence S6°34'W a distance of 42.85 feet; thence East a distance of 180.0 feet; thence South a distance of 16.5 feet to the point of beginning.

Together with an easement of ingress and egress described as follows, to-wit:

**Centerline Description for Road Easement**

A strip of land situated in the SE¼SW¼ of Section 7, Township 53 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being 12 feet in width, lying 6 feet on either side of a centerline described as follows:

Beginning at a point which bears N75°32'32"E a distance of 2693.23 feet from the Southwest corner of said Section 7; thence N74°W a distance of 36.0 feet; thence S78°25'W a distance of 58.77 feet; thence N63°03'25"W a distance of 173.33 feet to the point of ending.

Together with all improvements situate thereon and all appurtenances appertaining or belonging thereto.

Subject to all building and zoning regulations, exceptions, reservations, restrictions, easements, rights-of-way, and covenants of record.

**NO. 2019-753047 TRUSTEE DEED**

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

**EXHIBIT "A"**

Page 3 of 3