



2021-770556 7/8/2021 4:00 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Craig G. Means and Peggy Sue Means, husband and wife, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Heath Burr and Donna Dixon, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 139 N Piney St, WY 82842 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 situated in the NW¼SW¼ of Section 7, Township 53 North, Range 83 West and in the NE¼SE¼ of Section 12, Township 53 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

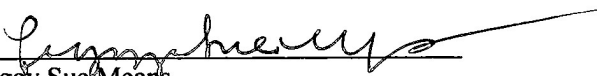
Beginning at a point which bears N4°16'30"E a distance of 2006.4 feet from the Southwest corner of Section 7, Township 53 North, Range 83 West; thence S42°32'30"E a distance of 258.9 feet to a point on the North right-of-way line of the North Fork Piney Creek County Road; thence along said right-of-way line, S47°03'25"W a distance of 33.8 feet; thence leaving said right-of-way line, N46°52'W a distance of 87.5 feet to a point in the center of Spring Creek; thence following Spring Creek, upstream, S42°05'50"W a distance of 111.55 feet; thence leaving the center of Spring Creek, N67°27'15"W a distance of 107.0 feet; thence N37°09'30"W a distance of 135.9 feet; thence N10°59'50"W a distance of 70.3 feet to a point in the center of Mill Creek; thence following the centerline of Mill Creek, N69°38'05"E for a distance of 30.6 feet; thence N55°19' E a distance of 26.4 feet; thence S85°02'55"E a distance of 21.65 feet; thence N58°46'40"E a distance of 60.9 feet; thence N50°13'40"E a distance of 18.2 feet; thence leaving the centerline of Mill Creek, S42°32'30"E a distance of 66.0 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 our hands this 7 day of July, 2021.


Craig G. Means


Peggy Sue Means

STATE OF WYOMING

COUNTY OF Sheridan

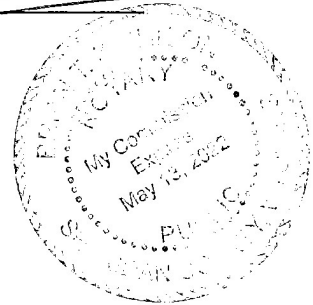
This instrument was acknowledged before me on the 7th day of July, 2021 by
Craig G. Means.

WITNESS my hand and official seal.

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[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



STATE OF WYOMING

COUNTY OF Sheridan

This instrument was acknowledged before me on the 7th day of July, 2021 by
Peggy Sue Means.

WITNESS my hand and official seal.

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[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

