

**WARRANTY DEED**

**GARY L. YORK and DOROTHY A. YORK**, Grantors, of Sheridan County, Wyoming,  
for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable  
consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEY  
AND WARRANT to **GARY L. YORK and DOROTHY A. YORK**, Trustees of the **GARY and  
DOROTHY YORK TRUST**, dated August 5, 2003, as amended, Grantees, whose mailing  
address is 49 Skylark Lane, PO Box 541, Story, Wyoming 82842, the following-described real  
estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all  
rights under and by virtue of the homestead exemption laws of the State, to-wit:

A tract of land situated in the NW¼SE¼ of Section 13, Township 53 North,  
Range 84 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, described as follows:

Beginning at the Southeast corner of NW¼SE¼; thence West along the South  
line of said quarter section a distance of 308.7 feet; thence North 215 feet,  
more or less, to the center of Piney and Crews Feeder Canal, which is the point  
of beginning; thence North 275 feet; thence East 125 feet; thence South 225  
feet to the center of said Piney and Crews Creek Feeder Canal; thence along  
the center of said canal 134 feet, more or less, to the point of beginning.

Together with the right of ingress and egress over all roads leading to and from  
said premises as set out on Warranty Deed recorded March 27, 1953, in Book  
52 of Deeds, Page 100.

TOGETHER WITH all improvements situate thereon and all easements and  
appurtenances thereunto belonging;

SUBJECT TO all easements, reservations, covenants and restrictions, if any,  
of record; and,

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortages  
in area, encroachments, and any facts which a correct survey and inspection  
of the premises would disclose, and which are not shown in the public records.

WITNESS OUR HANDS this 31 day of August, 2020.

Gary L. York  
GARY L. YORK

Dorothy A. York  
DOROTHY A. YORK

STATE OF WYOMING     )  
  ) ss.  
County of Johnson     )

The foregoing instrument was acknowledged before me by **GARY L. YORK and  
DOROTHY A. YORK** this 31<sup>st</sup> day of August, 2020.

Witness my hand and official seal.

Kathleen McIntyre  
Notary Public

My Commission Expires: 8-16-22

