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WARRANTY DEED

Barry Osgard, a married man dealing in his sole and separate property, hereinafter referred to as Grantor, of Yellowstone County, Montana, for valuable consideration, CONVEYS AND WARRANTS to **Bob Longhini and Michele M. Longhini, husband and wife, as tenants by the entirety**, Grantees, of P.O. Box 185, Ranchester, Wyoming 82839, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

All that part of the West half of Lot 1 lying Southerly of the Southerly right-of-way line of the Dayton-Ranchester County Road, of Section 19, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, described as follows: Beginning at the NW Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ (or Lot 2) of said Section 19; thence East to the NE Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South in the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, 700 feet to a point; thence Southwesterly to a point 200 feet North of the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ and 190 feet West of the East line thereof; thence West to a point 200 feet North of the SW Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, and thence North to the point of beginning, **EXCEPTING** the following-described tract of land:

Beginning at the NE Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ (Lot 2); thence West along the Quarter Section line 723 feet to a point; thence South 3°00'W., 128 feet to a point; thence South 80°30'W., 130 feet to a point; thence South 33°00'E., 361 feet to a point; thence South 90°00'E., 633 feet to a point; thence North 7°25'E., 303 feet to a point; thence North 0°16'W., 261 feet to the point of beginning.

ALSO all that part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southerly of the Southerly right-of-way line of the Dayton-Ranchester County Road; and SE $\frac{1}{4}$ NE $\frac{1}{4}$, **EXCEPTING THEREFROM**, the South 200 feet thereof, all in Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming.

TOGETHER WITH all improvements situate thereon and all water, water rights, ditches and ditch rights thereunto belonging.

Subject to all real estate taxes for the year 2006, 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.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21 day of November, 2006.

Barry Osgard
Barry Osgard

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Barry Osgard, this 21st day of November, 2006.

Witness my hand and official seal.

Carolyn A. Byrd
Notary Public

