



2018-740551 2/16/2018 10:26 AM PAGE: 1 OF 2
 BOOK: 572 PAGE: 113 FEES: \$15.00 SM WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Jerry Channel, a single person, and Kathy Schlagel, a single person, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Jerry Channel and Kathy Channel, husband and wife as tenants by the entirety with rights of survivorship, GRANTEE, whose address is P.O. BOX 2002 SHERIDAN, WY. 82801, 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:

See EXHIBIT "A" attached hereto;

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 my/our hand(s) this 16 day of Feb, 2018.

Jerry Channel
 Jerry Channel

Kathy Schlagel
 Kathy Schlagel

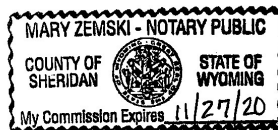
STATE OF Wyoming)
)ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 16 day of Feb, 2018 by Jerry Channel.

WITNESS my hand and official seal.

Mary Zewski
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 11/27/20

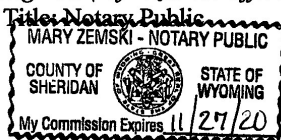


STATE OF Wyoming)
)ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 16 day of Feb, 2018 by Kathy Schlagel.

WITNESS my hand and official seal.

Mary Zewski
 Signature of Notarial Officer
 Title: Notary Public



My Commission expires: 11/27/20



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EXHIBIT "A"

Tract 12A

A tract of land situated in the S½SE¼ and the NE¼SE¼ of Section 2, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 2 (Monumented with a 1½" Aluminum Cap per PLS 529); thence N89°19'44"E, 300.00 feet along the south line of said S½SE¼ to the POINT OF BEGINNING of said tract (Monumented with a 2" Aluminum Cap per PLS 6812); thence N42°12'01"E, 1748.07 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S65°41'37"E, 100.00 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, through a curve to the left, having a central angle of 88°59'36", a radius of 90.00 feet, an arc length of 139.79 feet, a chord bearing of N69°48'35"E, and a chord length of 126.16 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N25°18'47"E, 266.59 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, through a curve to the right, having a central angle of 49°53'10", a radius of 25.00 feet, an arc length of 21.77 feet, a chord bearing of N50°15'22"E, and a chord length of 21.09 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, through a compound curve to the right having a central angle of 32°39'46", a radius of 300.00 feet, an arc length of 171.02 feet, a chord bearing of S88°28'10"E, and a chord length of 168.72 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S72°08'16"E, 25.00 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, through a curve to the left, having a central angle of 52°05'40", a radius of 25.00 feet, an arc length of 22.73 feet, a chord bearing of N81°48'54"E, and a chord length of 21.96 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N55°46'04"E, 166.04 feet to a point, said point lying on the southwesterly right-of-way line of Roadway and Utility Easement No.1, described in Book 433 of Deeds, Page 71 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N55°46'04"E, 30.11 feet to a point, said point lying on the northeasterly line of a tract of land described in Book 519 of Deeds, Page 5, Tract 13; thence S39°10'24"E, 16.00 feet along said northeasterly line of said tract described in Book 519 of Deeds, Page 5, Tract 13 to a point; thence S36°52'48"E, 532.57 feet along said northeasterly line of said tract described in Book 519 of Deeds, Page 5, Tract 13 to a point, said point being the southeast corner of said tract described in Book 519 of Deeds, Page 5, Tract 13; thence S76°06'34"W, 32.54 feet along the northerly line of a tract of land described in Book 508 of Deeds, Page 24 to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence, continue S76°06'34"W, 639.44 feet along said northerly line of said tract described in Book 508 of Deeds, Page 24 to a point, said point being the northwest corner of said tract described in Book 508 of Deeds, Page 24 (Monumented with a 2" Aluminum Cap per PLS 2615); thence S00°40'16"E, 1034.96 feet along the west line of said tract described in Book 508 of Deeds, Page 24 to a point, said point being the southwest corner of said tract described in Book 508 of Deeds, Page 24, and lying on the south line of said S½SE¼ (Monumented with a 2" Aluminum Cap per PLS 2615); thence S89°19'44"W, 1579.94 feet along said south line of said S½SE¼ to the POINT OF BEGINNING of said tract.

NO. 2018-740551 WARRANTY DEED

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