



2015-720367 7/1/2015 10:59 AM PAGE: 1 OF 3  
BOOK: 554 PAGE: 79 FEES: \$18.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### WARRANTY DEED

Glen Alan Westling, Successor Trustee of the Alice N. Westling Trust under Declaration of Trust dated October 15, 1999, GRANTOR of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, Ronald E. Westling, a single person, whose address is \_\_\_\_\_, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with an easement for Water access which is identified in a Warranty Deed from Hazel Thompson to Donald E. Westling and Alice N. Westling dated October 29, 1980, which was recorded in the office of the Sheridan County Clerk on December 5, 1980 in Book 253 of Deeds at Page 270.

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

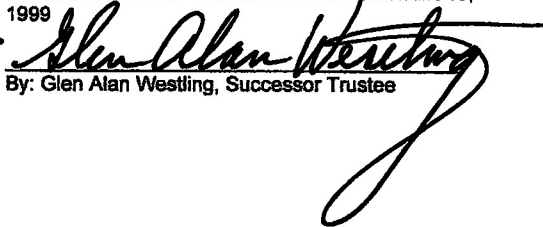
Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

AND SUBJECT TO a right of first refusal in favor of the beneficiaries of the Alice N. Westling Trust.

WITNESS my hand this 27 day of June, 2015.

THE ALICE N. WESTLING TRUST UNDER  
DECLARATION OF TRUST DATED OCTOBER 15,  
1999



  
By: Glen Alan Westling, Successor Trustee

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Sacramento )

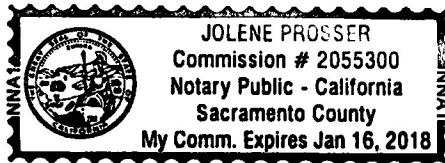
On 6/27/15 before me, Jolene Prosser, notary public  
Date Here Insert Name and Title of the Officer

personally appeared Glen Alan Westling  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jolene Prosser  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed Document Date: 6/27/15

Number of Pages: 2 Signer(s) Other than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Glen Alan Westling Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**A tract of land located in the W1/2SE1/4 of Section 9, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, described as follows:**

**Beginning at a point on the centerline of Beckton Hall County Road located North 1022.1 feet from the S1/4 corner of said Section 9; thence along said centerline North 1113.2 feet to the centerline of Wyoming Highway 331; thence along said Wyoming Highway 331 centerline, N68°25'E, 426.3 feet; thence leaving said centerline, S18°34'E, 64.4 feet to the centerline of Big Goose Creek; thence up the centerline of said Big Goose Creek, S49°53'W, 75.4 feet; thence S7°33'W, 119.3 feet; thence S15°35'E, 105.8 feet; thence S3°15'E, 159.2 feet; thence S30°23'W, 218.8 feet; thence S23°08'W, 285.2 feet; thence leaving said centerline of Big Goose Creek S61°20'E, 173.5 feet to the centerline of a 24 foot wide access road; thence along the centerline of said access road, S38°26'W, 148.0 feet; thence S59°04'W, 254.9 feet to the point of beginning.**

**EXCEPTING THEREFROM a tract of land conveyed to the State Highway Commission of Wyoming by Quitclaim Deed recorded in the office of the Sheridan County Clerk on January 20, 1992 in Book 347 of Deeds at Page 283.**

**ALSO EXCEPTING THEREFROM a tract of land conveyed to the State Highway Commission of Wyoming by Quitclaim Deed recorded in the office of the Sheridan County Clerk on January 20, 1992 in Book 347 of Deeds at Page 284.**

**NO. 2015-720367 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
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SHERIDAN WY 82801