

WARRANTY DEED

Pamela A. See, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Todd Wagner and Dana Wagner, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 166 Hidden Hills Rd. Sheridan, Wyo, 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 and incorporated herein by reference;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

TOGETHER WITH any and all of Grantors' right, title and interest, but without warranty, in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights, reservoir permits belonging or in any way appertaining to subject property;

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 hand this 17th day of December 2013.

Pamela A. See
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STATE OF WY
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 17th day of December, 2013 by Pamela A. See.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-14





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land located in the S½SE¼ of Section 18 and the N½NE¼ of Section 19, Township 55 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at the North quarter corner of said Section 19; thence South 1°26'26" West 1299.6 feet, thence South 89°52'49" East 1734.2 feet; thence North 23°29'45" West 339.5 feet; thence North 0°27' West 388 feet; thence North 21°18'38" East 270.4 feet; thence North 28°29'26" West 239.0 feet; thence North 50°35' West 312.2 feet; thence North 18°19'01" West 282.7 feet; thence North 4°29'07" West 196.8 feet; thence North 65°52'11" West 430.2 feet; thence North 62°22'09" West 407.3 feet; thence North 39°22'26" West 478.8 feet; thence North 80°05'27" West 225.4 feet; thence South 3°24'51" West 1297.4 feet to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land conveyed to John and Kristy Ware as contained in the Warranty Deed recorded November 14, 1983 in Book 280, Page 153.