



**2020-756616** 3/17/2020 11:02 AM PAGE: 1 OF 3  
FEES: \$18.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **WARRANTY DEED**

**CHARLES WILLIAM CUSTIS**, of Sheridan County, Wyoming, as Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to **HEIDI NICOLE DAVIDSON**, Grantee, the following real property located in Sheridan County, Wyoming:

A tract of land in Blk. 3, Town of Big Horn Subdivision located in the NW ¼ SW ¼, Section 4, T54N, R84W of the 6th PM, Sheridan County, Wyoming, all in accordance with Exhibit B, Map of Survey, attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a "cap PE/LS 4364" at the southwest corner of that certain tract of land described by warranty deed in Bk. 383, Pg. 532 in the office of Sheridan County Clerk;

thence N 89 ° 44' 26" E a distance of 152.77 ft. along the north right-of-way line of North Second Street as vacated to a "cap PE/LS 4364";

thence along the east line of said tract, N 00 ° 22' 47" W a distance of 104.94 ft. to the north line of Lot 12 of said Block 3, monumented with a "cap PE/LS 3159";

thence S 89 ° 47' 10" W a distance of 17.93 ft. along the north line of Lot 12 extended to a "cap PE/LS 4364";

thence along the east line of said tract, N 00 ° 25' 34" W a distance of 30.05 ft. to a "cap PE/LS 4364";

thence S 89 ° 44' 26" W a distance of 134.98 ft. along the north line of Lot 9 extended to the east right-of-way line of Main Street as vacated to a "cap PE/LS 4364";

thence along said east right-of-way line, S 00 ° 24' 03" E a distance of 29.94 ft. to a "cap PE/LS 4364";

thence continuing along said east right-of-way line, S 00 ° 27' 49" E a distance of 105.06 ft. the point of beginning.

Said "cap PE/LS 4364" are a 2" diameter Al cap atop #5 rebar stamped PE/LS 4364.



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Said "cap PE/LS 3159" is a 2" diameter Al cap stamped PE/LS 3159.

Said tract of land contains 0.46 acres more or less.

Basis of bearings is Wyoming State Plane, East Central Zone, NAD 83.

Together with all improvements thereon and all appurtenances thereto, and Subject to reservations and exceptions in patents from the United States, prior mineral reservations, easements and restrictions and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records.

Grantor waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED on the 16 day of March, 2020.

*Charles William Custis*  
*by Kevin Custis as attorney in fact*  
Kevin Charles Custis, as attorney-in-fact for  
Charles William Custis  
*Charles William Custis*  
*by Kenny Joe Custis as attorney in fact*  
Kenny Joe Custis, as attorney-in-fact for  
Charles William Custis

STATE OF WYOMING     )  
  : ss  
COUNTY OF SHERIDAN    )

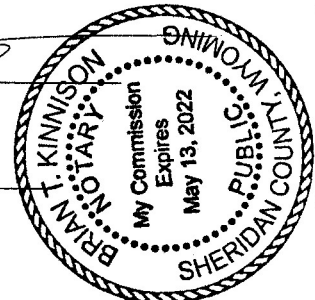
The foregoing document was acknowledged before me this 16 day of March, 2020, by **Kevin Charles Custis and Kenny Joe Custis**, as attorneys-in-fact for Charles William Custis.

WITNESS my hand and official seal.

*[Signature]*  
Notary Public

My commission expires:

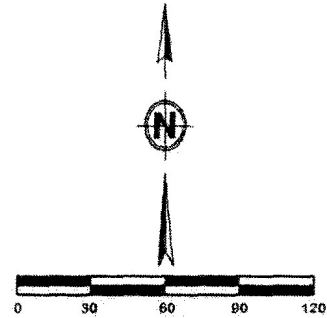
5-13-22



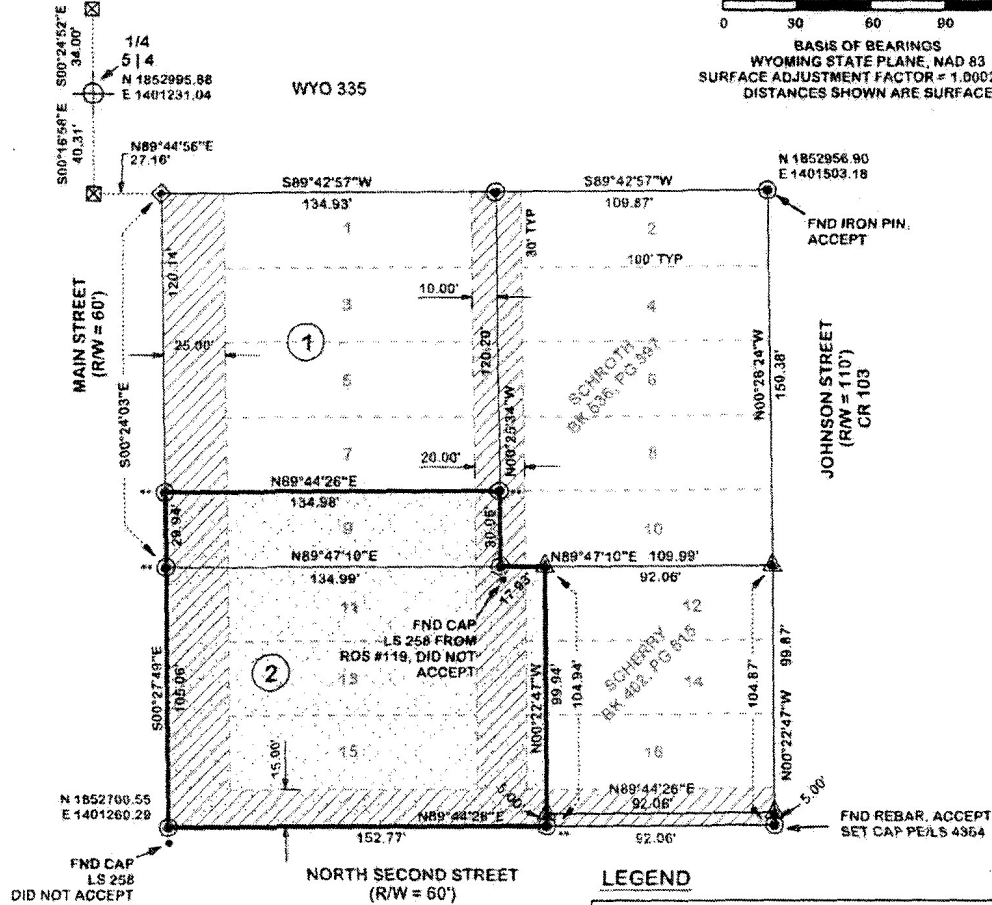
SEE CERTIFICATE OF SURVEY PLATS  
#119 AND #341  
IN CLERK'S OFFICE  
FOR ADDITIONAL INFORMATION



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BASIS OF BEARINGS  
WYOMING STATE PLANE, NAD 83  
SURFACE ADJUSTMENT FACTOR = 1.000246811  
DISTANCES SHOWN ARE SURFACE



- ① CHARLES W. CUSTIS  
BK 367 PG 604
- ② CHARLES W. CUSTIS  
BK 383 PG 532

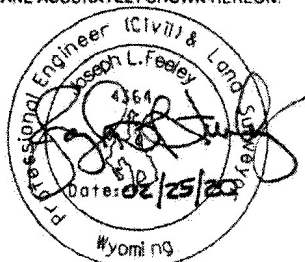
**LEGEND**

- ◆ FOUND AL CAP, PLS 6812, ACCEPTED
- ▲ FOUND AL CAP, PE/LS 3159, ACCEPTED
- SET 2" DIA AL CAP ATOP #5 REBAR, PE/LS 4364
- ⊙ 2" DIA AL CAP ATOP #5 REBAR, PE/LS 4364 TO BE SET SPRING OF 2020
- ⊠ FOUND WYDOT R/W MONUMENT
- ⊕ FOUND 1/4 CORNER, PLS 2615, ACCEPT
- ▭ PORTION OF CUSTIS PROPERTY - L9, 11, 13, 15, W. 8' OF 12, 14, 16 AND VACATED PORTIONS OF ALLEY AND MAIN ST.
- ▨ VACATED PORTIONS OF STREETS AND ALLEY

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

I, JOSEPH L. FEELEY, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING ACTUAL SURVEYS CONDUCTED UNDER MY DIRECT SUPERVISION IN JULY 2011 AND FEB. 2020, AND THE RESULTS OF SAID SURVEYS ARE ACCURATELY SHOWN HEREON.



**EXHIBIT B**

MAP OF SURVEY  
CHARLES W. CUSTIS PROPERTY  
BLK 3, TOWN OF BIG HORN  
L9, 11, 13, 15, W. 8' OF 12, 14, 16  
AND VACATED PORTIONS OF ALLEY  
AND MAIN ST.

NW 1/4, SW 1/4, SEC. 4, T54N, R84W OF THE 6TH PM  
CLIENT: CHARLES W. CUSTIS  
PO BOX 126  
BIG HORN, WY 82833  
LOCATION: SHERIDAN COUNTY, WYOMING  
FEBRUARY 2020

**EnTech Inc.**  
Professional Engineers and  
Land Surveyors  
1949 Sugarland Drive, Suite 205  
Sheridan, WY 82801  
307-673-1542  
FAX 307-673-3547  
entech@entechusa.net

**NO. 2020-756616 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801