

**WARRANTY DEED**

**KIM D. CANNON**, a single person, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **MEREDITH CANNON GROSHART** and **STEPHEN FRASER GROSHART**, wife and husband, as tenants by the entirety, whose address is P.O. Box 401, Big Horn, Wyoming 82833, Grantees, the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 7, Township 54 North, Range 84 West, 6th P.M.

**RESERVING**, however, unto the Grantor, the following described two-acre parcel:

A tract of land situated in the E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the Left Bank of the Colorado Colony Ditch, this point of beginning bears S 20°35'52" W a distance of 375.15 feet from the North  $\frac{1}{4}$  Corner of said Section 7; thence along said Ditch Bank for the following courses and distances, S 2°06'58" W for a distance of 28.32 feet; thence S 15°44'56" W for a distance of 180.01 feet; thence S 2°30'04" W for a distance of 41.39 feet; thence S 27°10'12" E for a distance of 96.58 feet; thence S 13°51'28" E for a distance of 51.88 feet; thence S 8°07'25" W for a distance of 117.19 feet; thence S 35°17'41" W for a distance of 49.60 feet; thence S 56°35'54" W for a distance of 25.00 feet; thence S 72°20'17" W for a distance of 129.12 feet; thence S 55°02'34" W for a distance of 21.22 feet; thence S 14°12'29" W for a distance of 30.38 feet; thence leaving said Ditch Bank on a bearing of West for a distance of 23.03 feet to a point in the centerline of a gravel drive; thence following the centerline of the gravel drive for the following bearings and distances; N 18°17'27" E for a distance of 58.26 feet; thence N 23°05'24" E for a distance of 92.47 feet; thence N 14°45'17" E for a distance of 36.36 feet to a point in the center of a gravel turn around; thence leaving said gravel drive, on a bearing of North for a distance of 454.70 feet; thence East for a distance of 168.37 feet to the point of beginning.

Said tract of land contains 2.00 acres (87,120 square feet).

Said 2.00 acre tract is delineated on the attached Exhibit A.

Basis of bearing for this description is from the North  $\frac{1}{4}$  Corner of said Section 7, also being the Northeast corner of a tract of land described in Book 573 of Deeds, Page 775, in the Sheridan County Clerk's Office, Sheridan, Wyoming, to the Northwest corner of said tract, said bearing being S  $89^{\circ}25'36''$  W.

**FURTHER RESERVING** unto Grantor the following easements:

- (1) A 20 foot wide Access Easement to serve the 2.00 acre tract described hereinabove, which easement is more particularly described as follows:

A tract of land situated in the  $E\frac{1}{2}NE\frac{1}{4}NW\frac{1}{4}$  of Section 7, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; being a strip of land 20 feet in width, lying 10 feet on each side of a centerline more particularly described as follows:

Beginning at a point which bears S  $15^{\circ}18'04''$  W a distance of 1,410.13 feet from the North  $\frac{1}{4}$  Corner of said Section 7, this point of beginning being on the South line of a Tract of Land described in Book 573 of Deeds, Page 775, in the Sheridan County Clerk's Office, Sheridan, Wyoming, and also lying in the centerline of a gravel drive; thence along said gravel drive on a bearing of N  $75^{\circ}00'35''$  W for a distance of 49.50 feet to a point of curvature; thence through a tangent curve to the right having an arc length of 96.87 feet, a radius of 50.00 feet, through a central angle of  $111^{\circ}00'15''$ , a chord bearing of N  $19^{\circ}30'28''$  W and chord distance of 82.41 feet; thence leaving said curve on a bearing of N  $35^{\circ}59'40''$  E a distance of 61.51 feet to a point of curvature; thence through a tangent curve to the left having an arc length of 111.65 feet, a radius of 200.00 feet, through a central angle of  $31^{\circ}59'09''$ , a chord bearing of N  $20^{\circ}00'05''$  E and a chord length of 110.21 feet; thence leaving said curve on a bearing of N  $4^{\circ}00'31''$  E for a distance of 135.26 feet to a point on the Westerly line of a 2.00 Acre Tract, thence along said Westerly line N  $18^{\circ}17'27''$  E for a distance of 58.26 feet; thence N  $23^{\circ}05'24''$  E for a distance of 92.47 feet; thence N  $14^{\circ}45'17''$  E for a distance of 36.36 feet; thence North for a distance of 44.40 feet to the point of terminus, said point of terminus being at the end of said gravel drive, and said point of terminus bears S  $21^{\circ}31'34''$  W a distance of 818.56 feet from the North  $\frac{1}{4}$  of said Section 7.

- (2) A 10 foot wide Water Line Easement to serve the 2.00 acre tract described hereinabove, which easement is more particularly described as follows:

A tract of land situated in the  $E\frac{1}{2}NE\frac{1}{4}NW\frac{1}{4}$  of Section 7, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; being a strip of land 10 feet in width, lying 5 feet on each side of a centerline more particularly described as follows:

Beginning at a point which bears S 30°52'32" W a distance of 652.09 feet from the North ¼ Corner of said Section 7, this point of beginning being an existing water well; thence S 10°40'47" W for a distance of 59.00 feet; thence S 79°19'13" E for a distance of 46.01 feet to the point of terminus, said point of terminus being on the Westerly line of a 2.00 Acre Tract, and said point of terminus bears S 25°37'30" W a distance of 694.49 feet from the North ¼ Corner of said Section 7.

**SUBJECT** to all other reservations, restrictions, easements, rights-of-way and covenants of record.

**SUBJECT** to that Option to Purchase Adjoining Family Property entered into contemporaneous with this Warranty Deed and incorporated by reference herein.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 9<sup>th</sup> day of July, 2020.

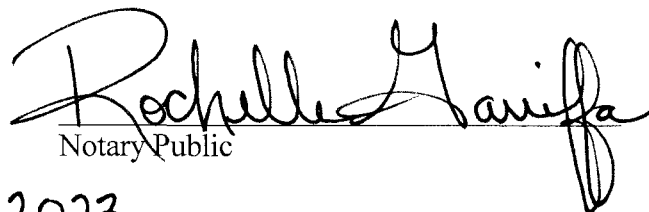
  
KIM D. CANNON

STATE OF WYOMING     )  
                                      ) ss.  
County of Sheridan     )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July, 2020, by Kim D. Cannon, Grantor.

WITNESS my hand and official seal.



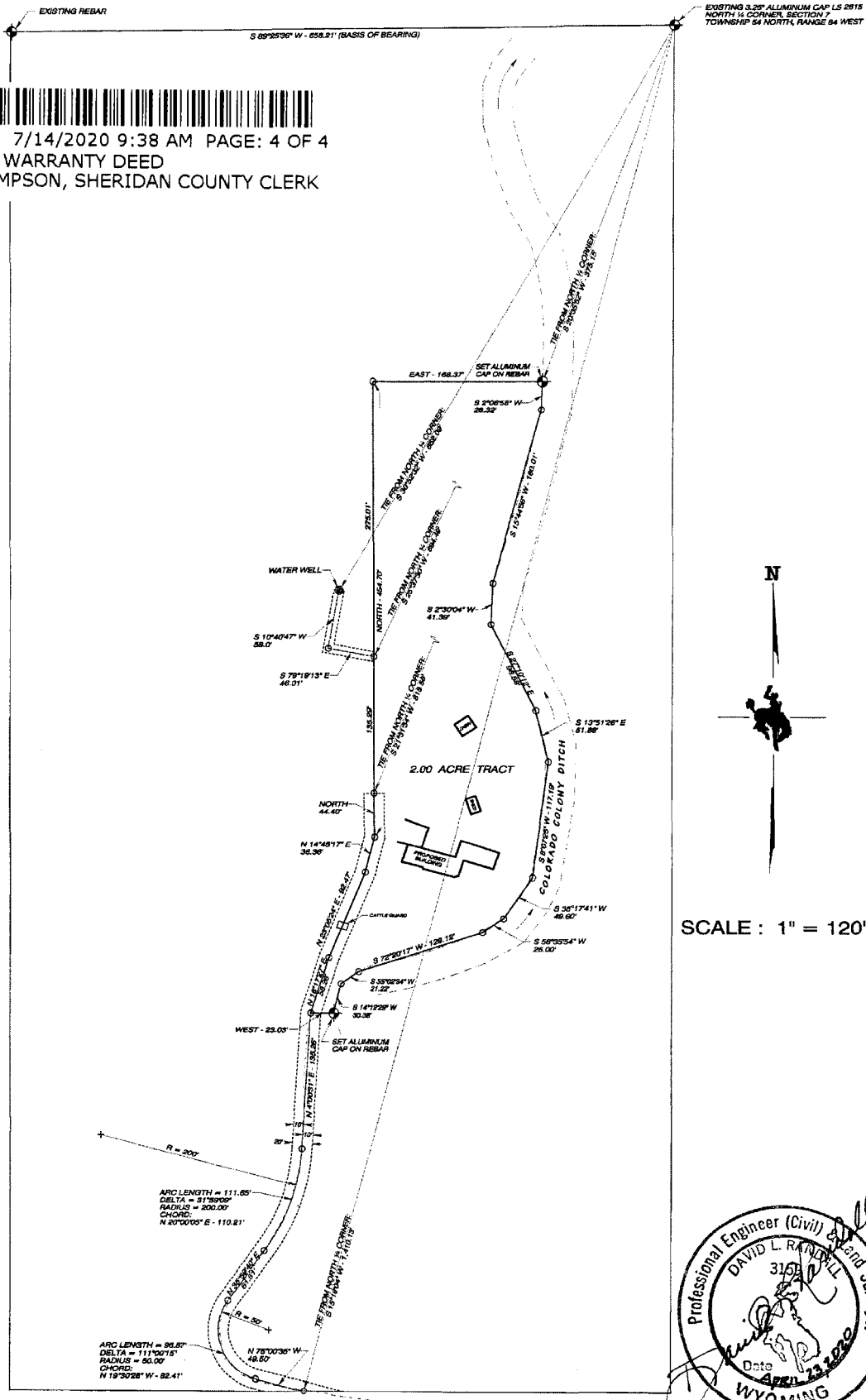
  
Notary Public

My Commission Expires: 8-14-2023.

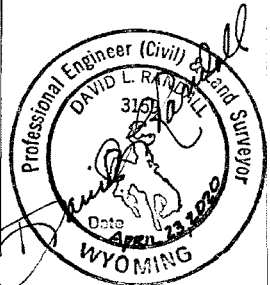
# EXHIBIT A



2020-759988 7/14/2020 9:38 AM PAGE: 4 OF 4  
 FEES: \$21.00 PK WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



SCALE : 1" = 120'



**NO. 2020-759988 WARRANTY DEED**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 DAVIS & CANNON LLP P O BOX 728  
 SHERIDAN WY 82801

DRAWN BY REX RANDALL - APRIL 23, 2020  
 RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING