

## WARRANTY DEED

Donald Ray Spellman and Kathleen "Kathy" Spellman, husband and wife, of 7239 Hwy. 14-16 Unit C, Arvada, Wyoming 82831 ("**Grantors**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEY and WARRANT unto Michael D. Odegard, a single person, and Chris W. Odegard, a married person as his sole and separate property, of 6090 Hwy. 14-16, Unit B, Arvada, Wyoming 82831, as joint tenants with rights of survivorship ("**Grantees**"), the following described real estate, situated in Sheridan County, State of Wyoming, to wit:

### **Township 54 North, Range 76 West 6<sup>th</sup> P.M.:**

Section 5: All that part of Lot 1 lying North of the North right-of-way line of U.S. Highway Nos. 14 and 16;

Section 6: All that part of Lot 4 lying North of the North right-of-way line of U.S. Highway Nos. 14 and 16;

### **Township 54 North, Range 77 West 6<sup>th</sup> P.M.:**

Section 1: All those parts of Lots 1, 2, 3 and 4 lying North of the North right-of-way line of U.S. Highways 14 and 16;

### **Township 55 North, Range 76 West, 6<sup>th</sup> P.M.:**

Section 19: Lot 4; and E $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; and E $\frac{1}{2}$

Section 20: W $\frac{1}{2}$ W $\frac{1}{2}$ ; and SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; and SE $\frac{1}{4}$

Section 21: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 28: W $\frac{1}{2}$ W $\frac{1}{2}$

Section 29: E $\frac{1}{2}$ ; and E $\frac{1}{2}$ NW $\frac{1}{4}$ ; and SW $\frac{1}{4}$

Section 30: ALL

Section 31: Lots 1, 2, 3; and S $\frac{1}{2}$ NE $\frac{1}{4}$  and NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; and E $\frac{1}{2}$ NW $\frac{1}{4}$ ; and NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; and N $\frac{1}{2}$ SE $\frac{1}{4}$ ; and all those parts of Lot 4 and of SE $\frac{1}{4}$ SW $\frac{1}{4}$  and of S $\frac{1}{2}$ SE $\frac{1}{4}$  lying North of the North right-of-way line of U.S. Highway Nos. 14 and 16.

Section 32: All that part lying North of the North right-of-way line of U.S. Highway Nos. 14 and 16.

### **Township 55 North, Range 77 West, 6<sup>th</sup> P.M.**

Section 24: Lots 3 and 4

Section 25: Lots 1, 2, 3 and 4; and NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; and W $\frac{1}{2}$ NE $\frac{1}{4}$ ; and NW $\frac{1}{4}$ ; and NE $\frac{1}{4}$ SW $\frac{1}{4}$ .

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming as contained in Warranty Deed Recorded: October 9, 1987, Book 314, Page 211.

EXCEPTING THEREFROM the following lands conveyed to the State Highway Commission of Wyoming on June 5, 1987 in Book 311 of Deeds, Page 407.

EXCEPTING from all the above described lands any portion of said lands conveyed to the State Highway Commission of Wyoming and/or lying within Highways Nos. 14 and 16.



EXCEPTING THEREFROM A tract of land situated in Lot 4 of Section 1, Township 54 North, Range 77 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the northwest corner of said Section 1 (monumented with a GLO brass cap); thence S04°10'15"E, 568.68 feet along the west line of said Section 1 to a 2" aluminum cap per PLS 5369 being the POINT OF BEGINNING of said tract; thence S61°10'10"E, 375.00 feet to a 2" aluminum cap per PLS 5369; thence S74°24'57"E, 99.99 feet to a 2" aluminum cap per PLS 5369; thence N87°34'05"E, 135.01 feet to a 2" aluminum cap per PLS 5369; thence N73°46'15"E, 92.00 feet to a 2" aluminum cap per PLS 5369; thence N41°26'54"E, 75.02 feet to a 2" aluminum cap per PLS 5369; thence N69°23'39"E, 40.06 feet to a 2" aluminum cap per PLS 5369; thence S15°45'29"E, 73.56 feet to a 2" aluminum cap per PLS 5369 lying on the north right of way line of US Highway No. 14-16; thence S74°50'06"W, 754.17 feet along said north right of way line to a 2" aluminum cap per PLS 5369 lying on said west line of Section 1; thence N04°10'15"W, 375.00 feet along said west line to the POINT OF BEGINNING.

TOGETHER WITH all improvements, fixtures, hereditaments and appurtenances belonging thereto; and,

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record.

DATED this 6<sup>th</sup> day of June, 2019.

GRANTORS:

  
Donald Ray Spellman

  
Kathleen "Kathy" Spellman

State of Wyoming )  
                          )SS  
County of Sheridan )

The foregoing instrument was acknowledged before me by **Donald Ray Spellman** and **Kathleen "Kathy" Spellman** this 6 day of June, 2019.

Witness my hand and official seal.



  
Notary Public

My Commission Expires: 4/10/22