

## WARRANTY DEED

Wayne Baumann and Eidella Baumann, Trustees of the Wayne and Eidella Baumann Trust dated May 18, 1998, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Trent M. Stewart and Heidi A. Stewart, husband and wife as tenants by the entirety with rights of survivorship, GRANTEEES, whose address is 51 Coffeen Ave Ste 101-269 Sheridan, WY 82801, 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;

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

**RESERVING, HOWEVER,** unto Grantors, their heirs, successors and assigns an access easement for right of ingress and egress across the easement route described as follows:

Beginning at a point which is 786.6 feet South of the Northwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 2, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, thence East 348.33 feet to a point; thence South 24 feet to a point; thence West 348.33 feet to a point; thence North 24 feet to the point of beginning EXCEPTING that portion heretofore conveyed to The State Highway Commission,

And this access easement shall be to and for the benefit of both of those parcels of real property that are described on Parcel 1 and 3 as contained in Quitclaim Deed Recorded January 2, 2013, book 538, Page 333.

**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 our hands this 10 day of June, 2020.

Wayne Baumann  
Wayne Baumann, Co-Trustee

Eidella Baumann  
Eidella Baumann, Co-Trustee

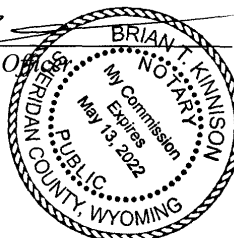
STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 10<sup>th</sup> day of June, 2020, by Wayne Baumann and Eidella Baumann, Trustees of the Wayne and Eidella Baumann Trust dated May 18, 1998.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 5-13-22





**2020-759060** 6/10/2020 3:51 PM PAGE: 2 OF 2  
FEES: \$15.00 DO WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**EXHIBIT "A"**

Beginning at a point which is 786.6 feet South of the Northwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 2, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, thence East 348.33 feet to a point; thence South 24 feet to a point; thence West 348.33 feet to a point; thence North 24 feet to the point of beginning EXCEPTING that portion heretofore conveyed to The State Highway Commission.

AND a tract of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 2, T55N, R84W of the 6th P.M., Sheridan County, Wyoming, said tract also being a part of the Tract No. 7 of Second Brundage Place, described as follows:

Beginning at a point located West, 146.67 feet and North 0°12' West, 195.26 feet from the Southeast corner of said Tract No. 7; thence West 134.09 feet, thence North 49.1 feet; thence West, 6.0 feet; thence North 10.9 feet; thence West 48.88 feet; thence North 205.0 feet; thence East 188.09 feet; thence South 0°12' Est 265.0 feet to the point of beginning.

**NO. 2020-759060 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801