

WARRANTY DEED

Kenneth Allen Gorzalka, (also known as Kenneth A. Gorzalka) and Teresa Arlene Gorzalka, (also known as Teresa A. Gorzalka), husband and wife, 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 Allen E. Gorzalka, a single person, GRANTEE, whose address is P.O. Box 21, WYOMING, WY. 82845, 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:

Township 54 North, Range 82 West, 6th P.M., Sheridan County, Wyoming
Section 5: Lots 1 and 2 (or also known as the N½NE¼)

Township 55 North, Range 82 West, 6th P.M., Sheridan County, Wyoming
Section 32: E½, EXCEPTING THEREFROM that certain lands described in that Quitclaim Deed conveyed to Christopher A. Gorzalka, recorded February 4, 2010 in Book 513 at Page 792.

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

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 27th day of February, 2012.

Kenneth Allen Gorzalka
Kenneth Allen Gorzalka

Teresa Arlene Gorzalka
Teresa Arlene Gorzalka

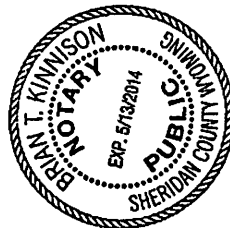
STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me by Kenneth Allen Gorzalka and Teresa Arlene Gorzalka, on the 27th day of February, 2012.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-14



2012-695935 4/27/2012 4:55 PM PAGE: 1 OF 1
BOOK: 533 PAGE: 373 FEES: \$8.00 DR WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2012-695935 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY

WARRANTY DEED

Kenneth Allen Gorzalka (also known as Kenneth A. Gorzalka) and Teresa Arlene Gorzalka, (also known as Teresa A. Gorzalka), husband and wife, 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 Allen E. Gorzalka, a single person, GRANTEE, whose address is P.O. Box 21, Wynona, WY 82845, their undivided six-seventh (6/7th) interest in 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:

Township 55 North, Range 82 West, 6th P.M., Sheridan County, Wyoming

Section 29: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 32: E1/2W1/2

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

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 27th day of February, 2012. ^{April 1st}

Kenneth Allen Gorzalka
Kenneth Allen Gorzalka

Teresa Arlene Gorzalka
Teresa Arlene Gorzalka

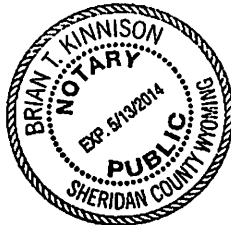
STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me by Kenneth Allen Gorzalka and Teresa Arlene Gorzalka, on the 27th day of February, 2012. ^{April 1st P/C}

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-7-14



2012-695936 4/27/2012 4:56 PM PAGE: 1 OF 1
BOOK: 533 PAGE: 374 FEES: \$8.00 DR WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2012-695936 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY



2021-769993 6/18/2021 10:15 AM PAGE: 1 OF 2
FEES: \$15.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

Allen E. Gorzalka, a single person, Grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaims to Ken A. Gorzalka and Teresa A. Gorzalka, husband and wife, Grantee, whose address is 674 Dow Prong Road, Sheridan, Wyoming 82845, all right, title and interest, including any after-acquired title, in the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

A FIVE-ACRE PARCEL OF LAND LOCATED IN THE E $\frac{1}{4}$ N $\frac{1}{4}$ OF SECTION 32, T66N, R82W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, THENCE S87°39'19"W, 831.37 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE WEST BANK OF DOW PRONG CREEK; THENCE S46°56'31"E, 81.80 FEET TO A POINT LOCATED EAST OF AN OUTBUILDING; THENCE S19°12'32"E, 86.09 FEET TO A POINT LOCATED EAST OF AN OUTBUILDING; THENCE S09°56'44"E, 74.19 FEET TO A POINT LOCATED EAST OF AN OUTBUILDING AND NORTH OF A RESIDENCE; THENCE S83°07'13"W, 108.78 FEET TO A POINT NORTH OF SAID RESIDENCE AND ON THE EAST SIDE OF A DRIVEWAY; THENCE S08°05'08"E, 158.59 FEET ALONG SAID EAST SIDE OF A DRIVEWAY; THENCE S76°08'00"E, 88.84 FEET TO A POINT AT A FENCE CORNER; THENCE S00°20'17"W, 323.25 FEET ALONG SAID FENCE TO A POINT; THENCE S00°40'32"E, 182.73 FEET ALONG SAID FENCE TO A POINT; THENCE S36°49'08"E, 136.82 FEET TO A POINT; THENCE S40°28'53"E, 240.63 FEET TO A POINT; THENCE S42°04'10"E, 159.48 FEET TO A POINT ON THE WEST BANK OF SAID DOW PRONG CREEK; THENCE FOLLOWING SAID WEST BANK OF DOW PRONG CREEK THE FOLLOWING COURSED AND DISTANCES: N87°20'47"E, 151.50 FEET, N24°18'38"E, 46.16 FEET, N05°08'18"W, 121.26 FEET, N25°01'23"W, 87.39 FEET, N43°22'17"W, 134.41 FEET, N47°55'43"W, 188.34 FEET, N84°52'24"W, 134.43 FEET, N48°51'25"W, 88.78 FEET, N14°54'30"W, 20.80 FEET, N12°05'53"W, 84.32 FEET, N06°10'19"W, 77.00 FEET, N19°17'42"E, 87.68 FEET, N12°05'53"E, 88.87 FEET, N16°38'30"W, 101.46 FEET, N22°37'32"W, 80.69 FEET, N25°33'28"W, 63.81 FEET, N32°34'53"W, 56.84 FEET, N53°09'51"W, 100.31 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING A FORTY (40) FOOT ACCESS AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH 40 FEET OF THE EAST 935 FEET OF SECTION 32, T66N, R82W, 6TH P.M., SHERIDAN COUNTY, WYOMING.

The Real Property or its address is commonly known as 674 DOW PRONG RD, WYARNO, WY 82845-8910.

TOGETHER WITH all buildings, fixtures and improvements situate thereon, and all water and water rights, ditch rights and reservoir rights, if any, appurtenant to, used on, or located on the above-described property, and all easements and appurtenances belonging thereto.

SUBJECT TO all easements, reservations, restrictions and covenants of record.

DATED this 17th day of June, 2021


Allen E. Gorzalka

STATE OF WYOMING)

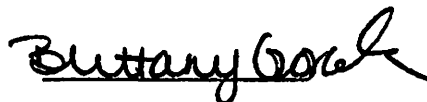
)SS.

County of Sheridan)

The foregoing instrument was acknowledged before me this 17th day of June, 2021, by Allen E. Gorzalka, a single person.

WITNESS my hand and official seal.





Signature of Notarial Office

Title and Rank: Notary Public

My Commission expires: 5/22/2025

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
WITHIN AND FOR SHERIDAN COUNTY, STATE OF WYOMING

NICOLE L. GORZALKA,

Plaintiff,

vs.

CHRISTOPHER A. GORZALKA,

Defendant.

Civil Action No. CV-2019-331

Filed in the Office of the Clerk of the
District Court of Sheridan County, WY

JUL - 8 2021

By Rene Botten Clerk of Court
Julie Russell Deputy

ORDER TRANSFERRING REAL PROPERTY PURSUANT TO DIVORCE

WHEREAS, this Court has jurisdiction over Plaintiff and Defendant and the subject matter of this Order.

WHEREAS, the real property described below is deeded to the Defendant, but is marital property subject to division pursuant to a divorce.

WHEREAS, this Court entered the *Default Decree of Divorce* permitting Plaintiff to seek an order from this Court transferring the property to her sole name if Defendant failed to comply with certain conditions.

WHEREAS, Defendant has failed to comply those certain conditions, and it is appropriate to transfer the property to Mother so that she may have exclusive authority to list and sell the property on the market.

NOW, THEREFORE, pursuant to this state's domestic relations laws, **IT IS HEREBY ORDERED BY THE COURT** as follows:

1. Plaintiff, **Nicole L. Gorzalka**, a single person, shall have the sole ownership and possession of the real property known as 678 Dow Prong Road in WYarno, Wyoming, further described as:

Township 55 North, Range 82 West, 6th P.M., Section 32: W1/2NW1/4SW1/4NE1/4 (5 acres +/-); NW1/4NE1/4 (40 acres +/-): "Except" E1/2SE1/4NW1/4 (5 acres +/-) and also "Except" SE1/4NE1/4NW1/4NE1/4 (2.5 acres +/-) Total Being 37.5 acres +/-.

Together with all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto.

2. Defendant shall vacate the property within thirty (30) days of the date of this order.
3. Plaintiff shall list and sell the property as soon as is reasonable, and shall distribute the proceeds consistent with the terms of the *Default Decree of Divorce*.

DATED this 8 day of July, 2021.

BY ORDER OF THE COURT:

ORIGINAL SIGNED BY: WILLIAM J. EDELMAN

District Court Judge

Certificate of Clerk of the District Court. The above is a true and correct copy of the original instrument which is on file or of record in this court.

Done this 8 day of July, 2021

By Rene Botkin Clerk

By Julia Russell Deputy

Copies to:
✓ Benjamin L. Keller (3)
Christopher Gorzalka - 678 Dow Prong Road, Wyarno, WY 82845

NO. 2021-770640 ORDER

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
KINNAIRD LAW OFFICE P O BOX 627
SHERIDAN WY 82801