

WARRANTY DEED

Sophie S. Pelissier, Trustee, or her successors in trust, under the Sophie S. Pelissier Living Trust dated December 18, 1997, GRANTOR(S), of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), Peter G. Pelissier and Catherine M. Pelissier, husband and wife, as tenants by the entirety, whose address is P.O. BOX 650, BIL HORN, WY 82833, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached Legal Description

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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(s) this 2nd day of ^{MAY 11th} ~~April~~, 2005.

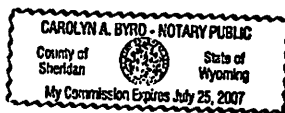
Sophie S. Pelissier Living Trust
dated December 18, 1997

Sophie S. Pelissier, Trustee
Sophie S. Pelissier, Trustee

State of Wyoming)
)ss
County of Sheridan)

On this 2nd day of April, 2005, before me personally appeared Sophie S. Pelissier, to me personally known, who, being by me duly sworn, did say that she is the Trustee of the Sophie S. Pelissier Living Trust dated December 18, 1997, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.



Carolyn A. Byrd
Notary Public

My Commission Expires 7-25-07

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 6, Township 54 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being a portion of that tract of land described in Sheridan County Book 389 of Deeds at Page 679 and being more particularly described as follows:

Beginning at a point located S 87°49'11"W (S 87°41' W recorded), 289.10 feet from the Southeast Corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 6, said point being located in the center of a County Road; thence along the centerline of said County Road S 87°49'11"W (S 87°41' W recorded), 462.40 feet to the southwest corner of that tract described in Book 389, Page 679; thence leaving said County Road N 0°38'09"W, 1173.40 feet (N 0°54' W, 1173.40 feet recorded) to the northwest corner of that tract as described in Book 389, Page 679; thence N 89°59'08"E, 751.00 feet (East, 751 feet recorded) to a point (said point also being located in the Center of a County Road); thence along the centerline of said County Road, S 0°38'57"E (S 0°48' E recorded), 505.96 feet; thence leaving said centerline S 89°21'51"W, 298.62 feet; thence S 0°38'09"E, 353.54 feet; thence S 88°36'18"W, 93.31 feet; thence S 8°12'50"E, 79.96 feet; thence S 30°55'12"E, 60.49 feet; thence S 75°12'30"E, 64.35 feet; thence S 0°38'09"E, 143.44 feet to the point of beginning, said tract containing 15.360 acres, more or less,

Reserving from the above-described tract a twenty-foot (20.00 feet) wide access easement, being 10.00 feet on each side of the following described centerline:

Beginning at a point located S 87°49'11"W, 289.10 feet and then N 0°38'09"W, 105.28 feet from the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 6; thence N 85°09'37"W, 43.98 feet; thence N 30°55'12"W, 100.55 feet, lengthening or shortening the side lines of said easement to intersect the east boundary of the above-described tract,

Along with a thirty-foot (30.00 feet) wide access easement, being 15.00 feet on each side of the following described centerline:

Beginning at a point located N 0°38'57"W, 19.42 feet from the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 6; thence N 68°58'07"W, 197.73 feet; thence N 85°09'37"W, 105.72 feet, lengthening or shortening the side lines of said easement to intersect the east line of the above described tract and the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$,

Along with a twenty-foot (20.00 feet) wide water line easement, being 10.00 feet on each side of the following described centerline:

Beginning at a point located N 0°38'57"W, 446.01 feet from the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 6; thence S 87°59'16"W, 71.53 feet; thence S 76°52'15"W, 232.67 feet, lengthening or shortening the side lines of said easement to intersect the east line of the above described tract and the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$.



2018-746282 11/1/2018 3:22 PM PAGE: 1 OF 2
BOOK: 577 PAGE: 510 FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Edward D. Hobart, Jr. and Catherine A. Hobart, Trustees of the Edward and Catherine Hobart Revocable Trust, under agreement dated the 18th day of October, 2018, Grantors, for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to Peter G. Pelissier and Catherine M. Pelissier, husband and wife, Grantees, whose address is 981 Beaver Creek Road, Sheridan, Wyoming 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

A tract of land located in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 6, Township 54 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being a portion of that tract of land described in Sheridan County Book 389 of Deeds at Page 679 and being more particularly described as follows:

Beginning at a point located N 0°38'57"W (N 0°48' W recorded), 639.04 feet from the Southeast Corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 6, said point being located in the center of a County Road; thence along the centerline of said County Road N 0°38'57"W (N 0°48' W recorded), 505.96 feet to the northeast corner of that tract as described in Book 389, Page 679; thence leaving said County Road S 89°59'08"W (West recorded), 428.47 feet; thence S 0°38'09"E, 510.61 feet; thence N 89°21'51"E, 428.56 feet to the point of beginning, said tract containing 5.000 acres, more or less.

TOGETHER with all improvements and appurtenances thereon.

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

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

DATED this 26 day of October, 2018.

**Edward and Catherine Hobart Revocable
Trust, under agreement dated the 18th day of
October, 2018**

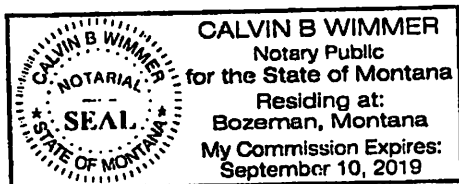
By: 
Edward D. Hobart, Jr., Trustee

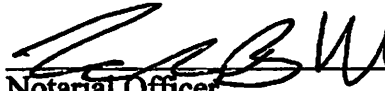
By: 
Catherine A. Hobart, Trustee

STATE OF Montana)
) ss.
COUNTY OF Gallatin)

The foregoing instrument was acknowledged before me this 26 day of October, 2018, by Edward D. Hobart, Jr. and Catherine A. Hobart, Trustees of the Edward and Catherine Hobart Revocable Trust, under agreement dated the 18th day of October, 2018, Grantors.

WITNESS my hand and official seal.




Notarial Officer

My Commission Expires: _____

QUITCLAIM DEED

JACK E. PELISSIER, Trustee of the Jack E. Pelissier Living Trust dated December 18, 1997, as thereafter amended, the Grantor, in consideration of love and affection, does hereby bargain, sell, transfer, convey and quitclaim, unto **PETER G. PELISSIER and CATHERINE M. PELISSIER, husband and wife**, the Grantees, whose address is 981 Beaver Creek Road, Sheridan, Wyoming 82801, all right, title and interest, including after-discovered title, in and to the following described property located in Sheridan County, Wyoming, to wit:

A 4.628-ACRE TRACT of land located in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 6, Township 54 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being a portion of that tract of land described in Sheridan County Book 389 of Deeds at Page 679 and being more particularly described as follows:

Beginning at the Southeast Corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 6, said point being located in the center of a County Road; thence along the centerline of said County Road S 87°49'11"W (S 87°41' W recorded), 289.10 feet; thence leaving said County Road N 0°38'09"W, 143.44 feet; thence N 75°12'30"W, 64.35 feet; thence N 30°55'12"W, 60.49 feet; thence N 8°12'50"W, 79.96 feet; thence N 88°36'18"E, 93.31 feet; thence N 0°38'09"W, 353.54 feet; thence N 89°21'51"E, 298.62 feet to a point (said point also being located in the Center of a County Road); thence along the centerline of said County Road, S 0°38'57"E (S 0°48' E recorded), 639.04 feet to the point of beginning, said tract containing 4.628 acres, more or less,

Along with a twenty-foot (20.00 feet) wide access easement adjoining the above-described tract, being 10.00 feet on each side of the following described centerline:

Beginning at a point located S 87°49'11"W, 289.10 feet and then N 0°38'09"W, 105.28 feet from the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 6; thence N 85°09'37"W, 43.98 feet; thence N 30°55'12"W, 100.55 feet, lengthening or shortening the side lines of said easement to intersect the west boundary of the above-described tract,

Subject to a thirty-foot (30.00 feet) wide access easement, being 15.00 feet on each side of the following described centerline:

Beginning at a point located N 0°38'57"W, 19.42 feet from the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 6; thence N 68°58'07"W, 197.73 feet; thence N 85°09'37"W, 105.72 feet, lengthening or shortening the side lines of said easement to intersect the west line of the above described tract and the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$,



Subject to a twenty-foot (20.00 feet) wide water line easement, being 10.00 feet on each side of the following described centerline:

Beginning at a point located N 0°38'57"W, 446.01 feet from the Southeast Corner of the SW¼NE¼ of said Section 6; thence S 87°59'16"W, 71.53 feet; thence S 76°52'15"W, 232.67 feet, lengthening or shortening the side lines of said easement to intersect the west line of the above described tract and the east line of said SW¼NE¼.

DATED this 18 day of May, 2023.

GRANTOR:

JACK E. PELISSIER LIVING TRUST dated December 18, 1997, as thereafter amended

By: *Jack E. Pelissier*
 JACK E. PELISSIER, Trustee

STATE OF WYOMING)
) ss.
 County of Sheridan)

The foregoing instrument was acknowledged before me this 18th day of May, 2023, by Jack E. Pelissier, Trustee of the Jack E. Pelissier Living Trust dated December 18, 1997, as thereafter amended, Grantor.

WITNESS my hand and official seal.



Rochelle Garriffa
 Notary Public

My Commission expires: 8-14-2023