



2020-756759 3/24/2020 8:50 AM PAGE: 1 OF 1
FEES: \$12.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Samuel W. Spade, a married person who took title as a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Samuel W. Spade and McKinley E. Spade, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 26 Cox Valley Road 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:


A tract of land being a portion of Tract 7 of the McNally Subdivision, Sheridan County, Wyoming together with a tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, all in Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract of land more particularly described as follows:

Beginning at a point which bears S 43°28'46" W a distance of 194.19 feet from the Northeast Corner of said Section 27, this Section Corner also being the Northwest Corner of said Section 26; thence S 11°47'48" E for a distance of 128.57 feet; thence S 89°59'52" E for a distance of 903.44 feet to a point on the Westerly right-of-way of Cox Valley Road; thence along said right-of-way line on a bearing of S 29°53'42" W for a distance of 307.71 feet; thence leaving said right-of-way line on a bearing of S 89°25'07" W for a distance of 637.30 feet; thence N 0°34'46" W for a distance of 32.00 feet; thence S 81°21'22" W for a distance of 17.08 feet; thence N 65°32'04" W for a distance of 362.61 feet; thence N 43°28'46" E for a distance of 302.54 feet to the point of beginning.

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 17 day of March, 2020.


Samuel W. Spade

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 17th day of March, 2020 by Samuel W. Spade.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

NO. 2020-756759 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109

