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BOOK: 578 PAGE: 574 FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# WARRANTY DEED

Benjamin Jay Johnson and Gail Lynn Johnson, 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 Excalibur Construction, Inc., a Wyoming corporation, GRANTEE, whose address is 2275 DRY RANCH Rd., 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 situated in the SW¼NW¼ of Section 1, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:**

**Beginning at a point which is N56°46'W, 1236 feet from the Southeast corner of said SW¼NW¼; thence N88°20'W, 253.0 feet to a point in center of the County Road, thence N1°01'E, 100.0 feet, along the centerline of the County Road, thence S88°20'E, 254.4 feet to a point; thence S1°19'W, 100 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 9 day of January, 2018.

Benjamin Jay Johnson

Gail Lynn Johnson

STATE OF Wyoming)  
 )ss.

COUNTY OF Shenandoah

This instrument was acknowledged before me on the 9 day of January, 2018 by Benjamin Jay Johnson.

WITNESS my hand and official seal.

~~Signature of Notarial Officer~~  
~~Title: Notary Public~~

My Commission expires: 4/10/22

STATE OF Wyoming)  
 )ss.

COUNTY OF Shenandoah

This instrument was acknowledged before me on the 9 day of January, 2018 by Gail Lynn Johnson.

WITNESS my hand and official seal.

*Signature of Notarial Officer*  
Title: Notary Public

My Commission expires: 4/10/22

**NO. 2019-747517 WARRANTY DEED**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801