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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

BRADLEY R. JOHNSTON and WANDA F. JOHNSTON, husband and wife, as tenants by the entirety with rights of survivorship, Grantors, whose address is 625 Sawmill Road, Dayton, WY 82836, for and in consideration of other valuable consideration and ten dollars (\$10) in hand paid, convey and warrant to BRADLEY R. JOHNSTON and WANDA F. JOHNSTON, Trustees, and their successors in trust, under the JOHNSTON FAMILY LIVING TRUST, dated September 8, 2021, for the benefit of BRADLEY R. JOHNSTON and WANDA F. JOHNSTON and their heirs, Grantee, whose address is 625 Sawmill Road, Dayton, WY 82836, all of their right, title, and interest in and to the following described real estate situate in the County of Sheridan, State of Wyoming:

PARCEL 2

Commencing at a point 1045 feet West of the center of Section 32, Township 57 North, of Range 86 West of the Sixth Principal Meridian, thence West 1015 feet to the east bank of Tongue River, thence Northeasterly along the east bank of Tongue River to the headgate of the Dickson Ditch, a point due north of the point of beginning, thence South 685 feet to the point of beginning, situate in the County of Sheridan, State of Wyoming.

PARCEL 3

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, Township 57 North, Range 86 West of the Sixth P.M., Sheridan County, Wyoming, described as follows:

Commencing at a point 371 feet East and 470 feet South of the Northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence East 150 feet to a point, thence South 300 feet to a point, thence West 142 feet to a point, thence North 70 feet to a point, thence West 8 feet to a point, thence North 230 feet to the place 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



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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.

The said Grantors hereby covenant with the said Grantees that Grantors are lawfully seized of said premises; that they are free from encumbrances; and Grantors warrant the title thereto against the lawful claims of all persons whomsoever, except: restrictions, reservations, easements, and encumbrances of record.

Hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of this state.

Dated: September 8, 2021.

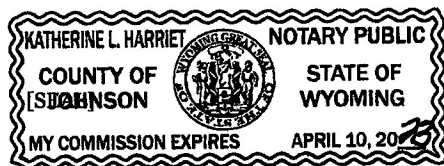

 BRADLEY R. JOHNSTON


 WANDA F. JOHNSTON

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by BRADLEY R. JOHNSTON and WANDA F. JOHNSTON this 8th day of September, 2021.

Witness my hand and official seal.




 NOTARY PUBLIC

My commission expires: 4/10/23

NO. 2021-772789 WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WAGES GROUP LLC 130 S MAIN ST
 BUFFALO WY 82834