



2019-754277 11/25/2019 4:25 PM PAGE: 1 OF 1  
 BOOK: 584 PAGE: 514 FEES: \$12.00 HLM WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Jim Schmidt as Trustee of the Jim Schmidt Trust dated August 10, 2017, 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 Randy L. Erwin and Leslie R. Erwin, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1701 Chapak Drive, 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:

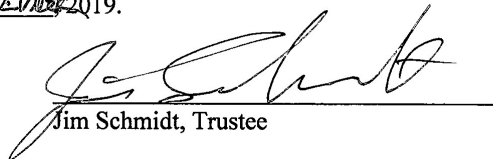
**That portion of Tract 1 in the SE¼ of the SE¼ of Section 33, T56N, R84W of the 6th Principal Meridian, Sheridan County, Wyoming being more particularly described as follows:**

**Beginning at the NW corner of Tract 1; Thence S00°34'00"E, 224.68 feet to the true point of beginning; Thence, N89°25'13"E, 407.63 to a point (P.C. and #5 rebar); Thence, 09°30'32"E, 229.68 feet to a point (P.C. and #5 rebar); Thence, S89°36'56"W, 293.26 feet to a point, (P.C. and #5 rebar); Thence, S89°28'56"W, 150.00 feet to a point, (Al Cap per L.S. 258); Thence, N00°34'00"W, 225.00 feet to the true 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 25 day of NOVEMBER, 2019.

  
 Jim Schmidt, Trustee

STATE OF WY  
 )  
 )ss.  
 COUNTY OF Sheridan

This instrument was acknowledged before me on the 25<sup>th</sup> day of November, 2019, by Jim Schmidt as Trustee of the Jim Schmidt Trust dated August 10, 2017.

WITNESS my hand and official seal.

  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires 5-13-22



**NO. 2019-754277 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801