

Return to: 266 Hwy. 335 Sheridan, WY 82801
Statements
For Taxes: SAA



2017-735698 6/28/2017 4:50 PM PAGE: 1 OF 2
BOOK: 567 PAGE: 490 FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Jim A. Valentine and Crystal A. Valentine, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, Travis Hetland and Elizabeth Hetland, husband and wife, as tenants by the entirety, whose address is WY, 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 EXHIBIT "A" ATTACHED HERETO

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 our hands this 24 day of JUNE, 2017.

→ [Signature]
Jim A. Valentine

[Signature] ←
Crystal A. Valentine

State of Wisconsin

County of Winnebago

The foregoing instrument was acknowledged before me by, this 24th day of June, 2017.

Witness my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 2-24-18



2017-735698 6/28/2017 4:50 PM PAGE: 2 OF 2
BOOK: 567 PAGE: 491 FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4NW1/4 of Section 4, Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Beginning at a point on the centerline of State Highway 335, said point being S58°07'13"E, 1566.54 feet from the NW Corner of said Section 4 (3" brass cap per P.E. and L.S. 537); thence S89°39'35"W, 16.77 feet upstream along the centerline of Jackson Creek to a point; thence S74°53'52"W, 35.23 feet upstream along said centerline to a point; thence N72°28'29"W, 33.13 feet upstream along said centerline to a point; thence S64°20'58"W, 15.74 feet upstream along said centerline to a point; thence S17°34'25"W, 18.75 feet upstream along said centerline to a point; thence S04°10'00"E, 28.59 feet upstream along said centerline to a point; thence S38°09'05"W, 42.75 feet upstream along said centerline to a point; thence S63°57'36"W, 33.33 feet upstream along said centerline to a point; thence S42°04'42"W, 18.40 feet upstream along said centerline to a point; thence S16°46'19"W, 46.48 feet upstream along said centerline to a point; thence S20°55'41"E, 46.25 feet upstream along said centerline to a point; thence S01°54'17"W, 43.08 feet upstream along said centerline to a point; thence S08°29'24"W, 34.05 feet upstream along said centerline to a point; thence S58°58'05"W, 8.64 feet upstream along said centerline to a point; thence S45°23'29"E, 37.46 feet to a point on a fence line; thence N87°08'50"E, 152.89 feet along said fence line to a point on the centerline of said State Highway; thence N00°02'30"E, 302.01 feet along said centerline to the point of beginning.

EXCEPTING THEREFROM that certain tract of land conveyed to the Transportation Commission of Wyoming by Warranty Deed recorded June 1, 2001 in Book 424 at Page 42.

NO. 2017-735698 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SCTIA
SHERIDAN WY 82801



This deed is being recorded to Correct that Warranty Deed recorded June 28, 2017 in Book 567 of Deeds, Pages 490 and 491.

CORRECTED WARRANTY DEED

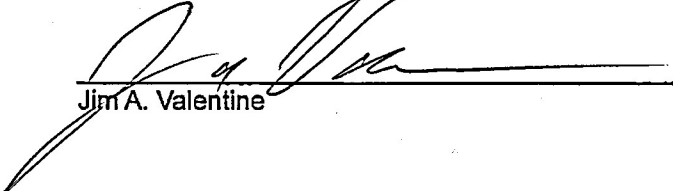
Jim A. Valentine and Crystal A. Valentine, husband and wife, GRANTORS, of SHERIDAN County, State of WYOMING, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, Travis Hetland and Elizabeth Hetland, husband and wife, as tenants by the entirety, whose address is 266 Hwy 335, Sheridan, WY 82801, 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:

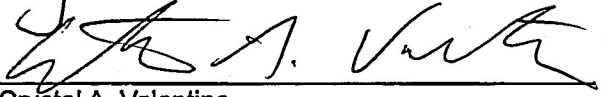
SEE EXHIBIT "A" ATTACHED HERETO

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 our hands this 7 day of July, 2017.


Jim A. Valentine


Crystal A. Valentine

State of Wisconsin

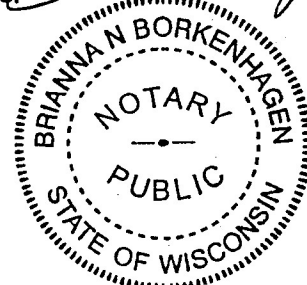
County of Winnebago

The foregoing instrument was acknowledged before me by Jim A. Valentine and Crystal A. Valentine, this 7 day of July, 2017.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 01-31-20





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BOOK: 567 PAGE: 676 FEES: \$15.00 SM CORRECTED DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"
LEGAL DESCRIPTION

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