



2021-771670 8/16/2021 4:13 PM PAGE: 1 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Bruce C. Durand and Terri L. Durand, husband and wife, GRANTORS, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Thomas Jandrt and Nancy Jandrt, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 187 Story WY 82842 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:

SEE "EXHIBIT A" ATTACHED HERETO

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 our hands this 6 day of August, 2021

Bruce C. Durand

Terri L. Durand

STATE OF WISCONSIN

ss.

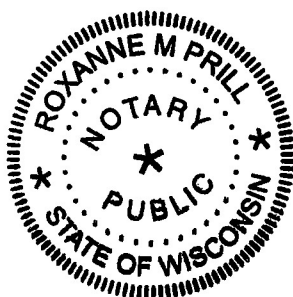
COUNTY OF Chippewa

This instrument was acknowledged before me on the 6th day of August, 2021 by Bruce C. Durand.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 7-13-2024





2021-771670 8/16/2021 4:13 PM PAGE: 2 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING

ss.

COUNTY OF Sheridan

This instrument was acknowledged before me on the 12th day of August, 2021
by Terri L. Durand.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-2022

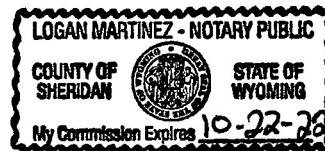


EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 53 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, said tract of land being more particularly described as follows:

BEGINNING at the Northwest corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N89°53'32"E, 98.15 feet along the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ and a tract of land described in Book 505 of Deeds, Page 500 to a point, said point being the Northwest corner of a tract of land described in Book 288 of Deeds, Page 20; thence S00°11'02"E, 292.03 feet along the West line of said tract described in said Book 288 of Deeds, Page 20 to a point, said point being the Northwest corner of a tract of land described in Book 249 of Deeds, Page 505 (Monumented with a 5/8" Rebar); thence S00°18'55"E, 260.38 feet along said West line of said tract described in said Book 249 of Deeds, Page 505 to a point, said point lying on said North line of a tract of land described in Book 505 of Deeds, Page 497; thence N85°29'02"W, 194.00 feet along said North line of said tract described in said Book 505 of Deeds, Page 497 to a point, said point being the Southeast corner of a tract of land described in Book 454 of Deeds, Page 428; thence N20°14'50"W, 191.41 feet along the West line of said tract described in Book 454 of Deeds, Page 428 to a point; thence N00°32'27"W, 202.95 feet along said West line described in Book 454 of Deeds, Page 428 to a point; thence N19°26'21"E, 86.34 feet along said West line described in Book 454 of Deeds, Page 428 to a point; thence N54°21'59"E, 44.32 feet along said West line described in Book 454 of Deeds, Page 428 to a point, said point being the Southwest corner of a tract of land described in Book 505 of Deeds, Page 497; thence N55°58'20"E, 63.00 feet along the Southerly line of said tract described in Book 505 of Deeds, Page 497 to a point; thence N00°20'00"W, 31.66 feet along the East line of said tract described in Book 505 of Deeds, Page 497 to a point, said point being the Northwest corner of said tract of land described in Book 505 of Deeds, Page 500; thence S89°51'56"E, 17.77 feet along the Northerly line of said tract in Book 505 of Deeds, Page 500 to a point; thence S00°03'59"W, 19.64 feet along said Northerly line described in Book 505 of Deeds, Page 500 to a point, said point lying on said North line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and tract described in Book 505 of Deeds, Page 500; thence S89°54'50"E, 26.51 feet along said North line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and said Northline described in Book 505 of Deeds, Page 500 to the POINT OF BEGINNING of said tract.

QUITCLAIM DEED

Bruce C. Durand and Terri L. Durand, husband and wife, GRANTORS, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and quitclaim to Thomas Jandrt and Nancy Jandrt, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is PO Box 187 Story WY 82842 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:

SEE "EXHIBIT A" ATTACHED HERETO

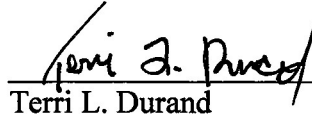
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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 our hands this 6 day of August, 2021.



Bruce C. Durand



Terri L. Durand

STATE OF WISCONSIN

ss.

COUNTY OF Chippewa

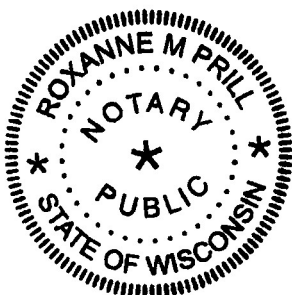
This instrument was acknowledged before me on the 6th day of August, 2021 by Bruce C. Durand.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 7-13-2024





2021-771671 8/16/2021 4:14 PM PAGE: 2 OF 3
FEES: \$18.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING

SS.

COUNTY OF Sheridan

This instrument was acknowledged before me on the 12th day of August, 2021
by Terri L. Durand.

WITNESS my hand and official seal.

My Commission expires: 10-22-2022

Signature of Notarial Officer
Title: Notary Public

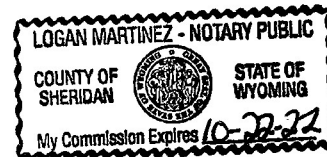


EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 53 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the Northwest corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N89°53'32"E, 98.15 feet along the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ and a tract of land described in Book 505 of Deeds, Page 500 to the POINT OF BEGINNING, said point being the Northwest corner of a tract of land described in Book 288 of Deeds, Page 20; thence S00°11'02"E, 292.03 feet along the West line of said tract described in said Book 288 of Deeds, Page 20 to a point, said point being the Northwest corner of a tract of land described in Book 249 of Deeds, Page 505 (Monumented with a 5/8" Rebar); thence S00°18'55"E, 260.38 feet along the West line of said tract described in said Book 249 of Deeds, Page 505 to a point, said point lying on the North line of a tract of land described in Book 505 of Deeds, Page 497; thence S85°29'02"E, 31.35 feet along said North line described in said Book 505 of Deeds, Page 497 to a point, said point being the Northeast corner of said tract described in Book 505 of Deeds, Page 497; thence N00°41'55"W, 554.97 feet along the East line of said tract described in Book 505 of Deeds, Page 500 to a point lying on said North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, said point being the Northeast corner of said tract described in Book 505 of Deeds, Page 500; thence S89°53'32"W, 26.86 feet along said North line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and tract described in Book 505 of Deeds, Page 500 to the POINT OF BEGINNING of said tract.