

WARRANTY DEED

JAY O. STENDER and MILLICENT E. H. STENDER, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and warrant to **TEALAND JAMES STENDER**, a single man, herein referred, (herein referred to as "Grantee"), whose address is 3678 Highway 87, Sheridan, WY 82801, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

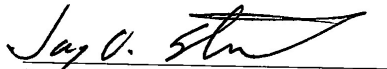
A tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 29, T. 54 N., R. 83 W., 6th P.M., described as beginning at a point in the West line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 29, 635 feet North of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North along said West line a distance of 662 feet; thence N. 35°30' E., a distance of 851 feet to a point on the westerly right of way line of the State Highway; thence S. 13°56' E. along said right of way line a distance of 902 feet; thence S. 55°45' W. a distance of 877 feet to the point of beginning, containing 12.25 acres, more or less, together with all improvements and water rights, ditches and ditch rights, including 7 shares of Capital Stock of the Piney and Cruse Creek Ditch Co., together with all improvements thereon and rights appurtenant thereto, but subject to all restrictions, reservations and limitations of record.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record, including the lien of a Special Improvement District.

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 04 day of Jan, 2022.



Jay O. Stender


Millicent E. H. Stender

STATE OF WYOMING)
: ss.
County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 4th day of January, 2022, by Jay O. Stender and Millicent E. H. Stender.

WITNESS my hand and official seal.


Notarial Officer

My Commission expires: 5-13-22

