



WARRANTY DEED

Rodney J. Will, a single person, 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 Joseph N. Smith and Amanda D. Smith, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 29 foothills 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:

A tract of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point located North 1°22'58" West 506.43 feet and North 88°26'36" East, 246.9 feet from the SW Corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 88°26'36" East, 375.2 feet; thence North 1°22'58" West 642.29 feet; thence South 72°46'33" West, 332.38 feet; thence North 26°19'24" West 131.4 feet; thence South 1°22'58" East 671.91 feet to the point of beginning.

AND

An undivided one-sixth (1/6th) interest in and to the following access road, to-wit:

A tract of land located in the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

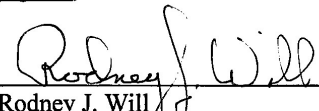
Beginning at a point in the center of a County Road; said point being located North 1°41'49" West, 457 feet from the South quarter Corner of said Section 10; thence North 1°41'49" West 50 feet to a point in said County Road; thence North 88°48'49" East 1261.17 feet to a point on the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 88°26'36" East 622.10 feet to a point; thence South 1°22'58" East 50.0 feet to a point; thence South 88°26'36" West 622.10 feet to a point on the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 88°40'49" West 1260.9 feet to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land as conveyed to The Board of County Commissioners, Sheridan County, Wyoming, as contained in Warranty Deed recorded September 17, 1996, Book 382, Page 114;

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/our hand(s) this 29 day of August, 2016.


Rodney J. Will

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 29th day of August, 2016 by Rodney J. Will.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-18

